

55-179. QUASI-PUBLIC BUILDINGS AND RECREATIONAL AREAS.

Quasi-public buildings and recreational areas, including clubhouses, parks, schools, colleges, universities, playgrounds, swimming pools, tennis courts, etc., and other such activities operated by nonprofit membership organizations may be permitted as conditional uses or permitted accessory uses in the districts designated, provided that they comply with the following standards and conditions:

A. A set of plans and specifications and a statement setting forth full particulars on the operation of the structure or use must be filed with the approving authority in triplicate, showing articles of incorporation and trade name certificate, if any, required to be filed with the approving authority

B. It is ascertained by the approving authority that the proposed use is a bona fide, nonprofit organization operated solely for the recreation and enjoyment of the Members of said organization.

C. It is ascertained by the approving authority that the proposed use in the proposed location will not adversely affect the sale and comfortable enjoyment of property rights or otherwise adversely affect the value of adjacent properties, that the design of any structures erected in connection with such use is in keeping with the general character of the district and that sufficient landscaping, including shrubs, trees and lawns, is provided to serve as a buffer between said use and the adjoining properties and in order to assure an attractive appearance for the use.

D. No building, structure or active recreation facility shall be located within fifty (50) feet of the lot line of a residentially zoned lot.