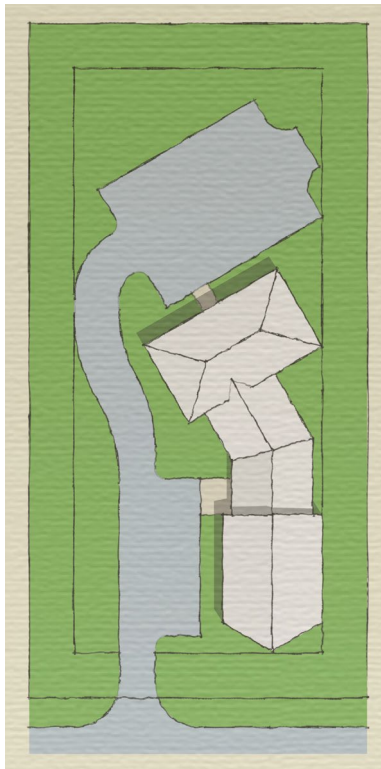


**2105 RECREATION (REC) DISTRICT**

**2105.A PURPOSE**

The Recreation District encompasses the Magic Mountain resort and surrounding lands. This area has been developed for recreation, commercial and residential uses. It is the intent of this district to: (1) Facilitate continued operation of a four-season resort and supporting recreation, commercial and residential uses; and (2) Protect the natural resources, environmental quality and rural character that the town’s tourism- and recreation-based economy depends upon.

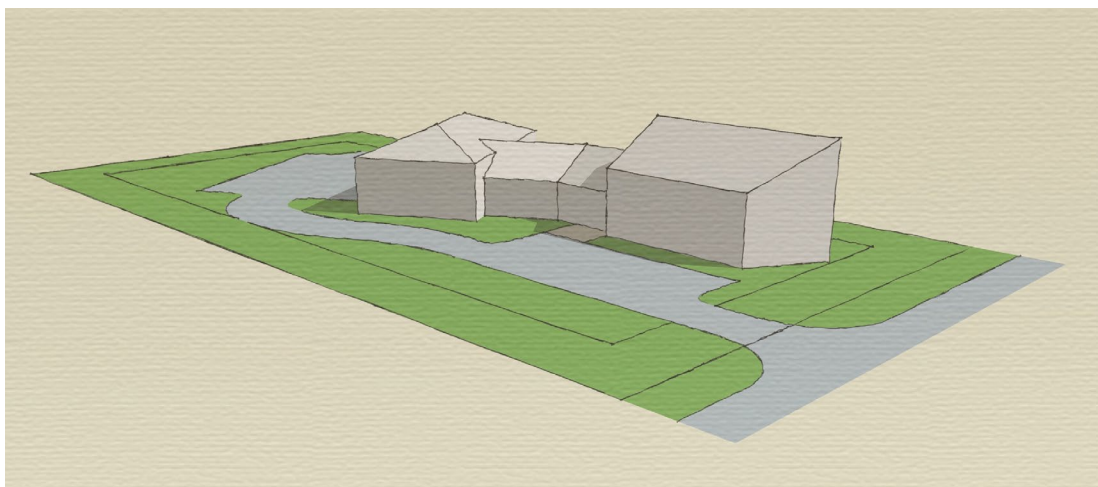
**2105.B DIMENSIONAL STANDARDS**



LOTS		
(1)	Minimum lot size	1 acre
(2)	Minimum lot frontage	150 feet
(3)	Maximum lot coverage	40 percent

SETBACKS		
(4)	Minimum front setback	20 feet
(5)	Maximum front setback	n/a
(6)	Minimum side and rear setbacks	20 feet
(7)	Minimum stream or shoreline setbacks	50 feet

STRUCTURES		
(8)	Maximum principal building footprint	n/a
(9)	Minimum principal building height	n/a
(10)	Maximum structure height	48 feet



**2105.C PERMITTED USES**

<p><b>Residential and Lodging Uses</b></p> <p>(1) Single-family dwelling</p> <p>(2) Two-family dwelling</p> <p>(3) Multi-family dwelling <sup>SP</sup></p> <p>(4) Rooming &amp; boarding house <sup>SP</sup></p> <p>(5) Accessory dwelling</p> <p>(6) Primitive camp</p> <p>(7) Home occupation</p> <p>(8) Home business <sup>SP</sup></p> <p>(9) Family childcare home</p> <p>(10) Bed and breakfast</p> <p>(11) Short-term rental</p> <p>(12) Group home</p> <p>(13) Lodging facility <sup>SP</sup></p> <p>(14) Campground or resort <sup>SP</sup></p>	<p><b>Commercial Uses</b></p> <p>(15) Retail sales <sup>SP</sup></p> <p>(16) Repair service, recreational vehicles or equipment only <sup>1 SP</sup></p> <p>(17) Rental and leasing, recreational vehicles or equipment only <sup>1 SP</sup></p> <p>(18) Office, professional, business or financial service <sup>1 SP</sup></p> <p>(19) Personal service <sup>1 SP</sup></p> <p>(20) Veterinary, pet or animal service <sup>SP</sup></p> <p>(21) Restaurant, sit-down <sup>SP</sup></p> <p>(22) Bar <sup>SP</sup></p> <p>(23) Event facility <sup>SP</sup></p> <p>(24) Catering or commercial kitchen <sup>SP</sup></p> <p><b>Industrial Uses</b></p> <p>(25) Media recording or broadcasting studio <sup>SP</sup></p> <p>(26) Communications antenna <sup>SP</sup></p>	<p><b>Art and Entertainment Uses</b></p> <p>(27) Theater <sup>SP</sup></p> <p>(28) Artist gallery or studio <sup>SP</sup></p> <p>(29) Museum or library <sup>SP</sup></p> <p>(30) Indoor recreation <sup>SP</sup></p> <p>(31) Commercial outdoor recreation <sup>SP</sup></p> <p>(32) Public outdoor recreation, park or nature preserve <sup>SP</sup></p> <p>(33) Golf course or country club <sup>SP</sup></p> <p>(34) Equestrian facility <sup>SP</sup></p> <p><b>Civic and Community Uses</b></p> <p>(35) Specialty school <sup>1 SP</sup></p> <p>(36) Child day care <sup>SP</sup></p> <p>(37) Religious institution <sup>SP</sup></p> <p>(38) Social club <sup>SP</sup></p> <p><b>Natural Resource Based Uses</b></p> <p>(39) Farming or forestry</p> <p>(40) On-farm business <sup>SP</sup></p>
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**Notes**

<sup>1</sup> Limited to a maximum of 3,000 square feet

<sup>2</sup> Limited to a maximum of 6,000 square feet

<sup>SP</sup> Site plan review required

**2105.D CONDITIONAL USES**

<p><b>Commercial Uses</b></p> <p>(1) Sales lot, recreational vehicles or equipment only <sup>SP</sup></p> <p>(2) Repair service, recreational vehicles or equipment only <sup>1 SP</sup></p> <p>(3) Fueling station or carwash <sup>SP</sup></p> <p>(4) Lawn, garden or farm supply sales <sup>SP</sup></p> <p>(5) Rental and leasing, recreational vehicles or equipment only <sup>1 SP</sup></p> <p>(6) Office, professional, business or financial service <sup>1 SP</sup></p> <p>(7) Personal service <sup>1 SP</sup></p> <p>(8) Restaurant, take-out <sup>SP</sup></p>	<p><b>Industrial Uses</b></p> <p>(9) Food or beverage manufacturing, with factory store <sup>SP</sup></p> <p>(10) Wood products manufacturing, with factory store <sup>SP</sup></p> <p>(11) Stone products manufacturing, with factory store <sup>SP</sup></p> <p>(12) Storage and distribution services, recreational vehicles or equipment only <sup>SP</sup></p> <p>(13) Transportation services <sup>SP</sup></p> <p>(14) Communication tower <sup>SP</sup></p>	<p><b>Civic and Community Uses</b></p> <p>(15) Government facility <sup>SP</sup></p> <p>(16) Educational institution <sup>SP</sup></p> <p>(17) Specialty school <sup>1 SP</sup></p> <p>(18) Clinic or outpatient care service <sup>SP</sup></p> <p><b>Natural Resource Based Uses</b></p> <p>(19) Agricultural enterprise <sup>SP</sup></p>
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**Notes**

<sup>1</sup> More than 3,000 square feet

<sup>2</sup> Limited to a maximum of 6,000 square feet

<sup>SP</sup> Site plan review required