

CHAPTER 4
W-R WILDERNESS AND RECREATION DISTRICT

SECTION 4.1
PURPOSE

Since the Township recognizes the value to the public of open spaces and lands maintained in their natural, undeveloped or unbuilt condition, it is further recognized that certain open spaces should be free from development, and protected in their natural state. This **District** is intended to protect and enhance the natural resources, amenities, habitats for wildlife, watershed and reservoir areas, public recreation areas, and the public health, safety and welfare of all Township residents.

SECTION 4.2
PERMITTED USES

The following uses are permitted within this District, by right:

- A. Public or private forest preserve.
- B. Public or private conservation areas or game refuges.
- C. Public parks and playground areas

- D. Single family dwellings.
- E. State licensed residential family care facilities.
- F. Family day care facilities.

SECTION 4.3
SPECIAL LAND USES

The following uses are permitted in this District by obtaining approval from the **Planning Commission** as a Special Land Use after all applicable standards of Chapter 13, are satisfied.

- A. Hunting preserves.
- B. Riding stables.
- C. Campgrounds.

SECTION 4.4
DISTRICT REGULATIONS

The following dimensional requirements shall be met for any use found within this District, unless provided elsewhere.

W-R District Regulations	
Minimum lot area	80 acres
Minimum lot width	1,320 feet
Minimum front yard setback	100 feet
Minimum side yard setback	50 feet
Minimum rear yard setback	50 feet
Maximum lot coverage	5 percent
Maximum building height	2 ½ stories; or 35 feet, whichever is higher
Minimum dwelling unit size	1,000 square feet UFA with a minimum of 600 square feet UFA on the ground floor