

633. **Neighborhood Amenity District (NA).** *(Amended Ord. 25-18)*

Intent. This district is intended to protect existing open spaces near neighborhoods that have historically been used as golf courses and associated amenities. A primary objective of this district is to allow for the protection of green spaces, wetlands and natural features while still allowing for development of other types of recreational amenities in the event of a course closure. Very low densities may be allowed if natural resources are maintained.

633.1 **Permitted Uses.** The following uses shall be permitted in any Neighborhood Amenity District:

633.101 Golf courses and associated amenities;

633.102 Social, cultural or religious uses;

633.1021 Private or semi-private club, lodge, union hall or social center;

633.1022 Eleemosynary, religious, semi-public or philanthropic institution or camp;

633.103 Public buildings, facility or land;

633.104 Publicly owned and/or operated park, open space, recreational facility or use;

633.105 Community gardens;

633.106 Other recreational amenities, including but not limited to tennis courts, equestrian facilities and walking trails. Such recreational amenities shall not include amusement-related activities such as but not limited to miniature golf, arcades and skating rinks.

633.2 **Conditional Uses.** The following uses shall be allowed on a conditional basis in any Neighborhood Amenity District:

633.201 Amenity, subdivision provided that:

633.2011 Parking shall be provided at a rate of one-half that required in Article XI of the Zoning Ordinance;

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- 633.2012 Adjacent residential properties must be buffered from any residential amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XII of the Zoning Ordinance.
- 633.202 Permitted and conditional uses in the Neighborhood Commercial (NC) District of this ordinance provided that:
- 633.2021 Parcel proposed for such development contains a minimum of 100 feet of frontage on a four lane highway;
- 633.2022 When applicable, such development maintains a ninety (90) foot setback off Highway 17 as provided for in Section 409 of this Ordinance.
- 633.203 Single family residential dwelling (excluding mobile homes) provided that:
- 633.2031 Dwellings are limited to no more than one unit per five acres;
- 633.2032 New parcels for such dwellings must front on rights of way or streets as shown on the County's GIS maps at the time of passage of this ordinance for a minimum distance of 100 feet.
- 633.3 Other Requirements.
- 633.301 All uses in this district shall be required to conform to the standards set forth in Article VII.
- 633.302 Uses permitted in this district shall meet all standards set forth in Article XI, pertaining to off- street parking, loading and other requirements.
- 633.303 Signs permitted in Neighborhood Amenity District, including the condition under which they may be located, are set forth in Article X.