

Article XVIII

PP PUBLIC PARK DISTRICT

Section 18.01 INTENT

The City of Dexter strongly values access to recreation, open space and natural features for City residents. Parks and open spaces for passive and active recreation promote healthy lifestyles, provide natural features and open spaces that constitute important physical, aesthetic and economic activity benefits, and contribute to the quality of life within the City of Dexter. The intent of the PP District is to act in concert with park land and open space options and to recognize others areas warranting park development, preservation, conservation, or protection. Further, the City of Dexter finds that these public park areas:

- A. Constitute an important component of the general welfare by maintaining open space, natural beauty and an irreplaceable heritage for the existing and future residents of the City of Dexter.
- B. Provide for the protection, preservation, use and maintenance of park lands, open space and natural areas;
- C. Protect park land, open space, natural resource and wildlife habitat area for their economic support of property values;
- D. Provide for the paramount public concern for these park land, open space and natural resource areas in the interest of health, safety and general welfare of the residents of the City of Dexter;
- E. Conserve park land, open space, wooded areas, waterways, vegetation and wildlife;
- F. Provide places for passive and active recreation;
- G. Provide places for placement of historical and cultural monuments;
- H. Provide places for social events, gathering and relaxation.

Section 18.02 PERMITTED PRINCIPAL USES

In a PP, Public Park District, no land, except as otherwise provided herein, shall be used except for one or more of the following uses, subject to the conditions hereinafter imposed for each use.

- A. Passive recreation facilities, such as, but not limited to, walkways, bicycle paths, field trails for nature study and sitting areas; provided that such facilities are located so as to cause minimal encroachment and/or intrusion upon the natural resource areas within the subject area.
- B. Active recreation facilities, such as, but not limited to, play structures, swings, play courts; provided that such facilities are located so as to cause minimal encroachment and/or intrusion upon the natural resource areas within the subject area;
- C. Park structures, such as shelters, gazebos, bathroom facilities, access ramps, fishing, observation and boating decks, amphitheatres, seating areas and plazas.
- D. Ecological restoration, habitat management and conservation, invasive species management.
- E. Preservation, including but not limited to, land, woodlands, waterways and wildlife.
- F. Conservation easements, public utility easements.
- G. Stormwater management.
- H. Signage and low level security lighting.

Section 18.03 SPECIAL USES

The following uses may be permitted, upon review and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific use listed in Section 8.11.

- A. Commercial outdoor recreational facilities, such as, but not limited to, canoe/kayak/liveries, concession stands, swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties.

Section 18.04 LOCATION STANDARDS

In order to achieve the intent of this district, the PP Public Park District, may be applied to the following types of property:

- A. Areas designated as "open space/buffer zone" on the Future Land Use Plan.
- B. Privately or publicly owned property containing significant natural assets or features.
- C. Privately owned property consisting of those portions of a development area which are or will be established as open space or natural preserves under the terms of development requirements contained herein or through private actions achieving the same purpose.
- D. Floodplains or flood way areas designated or specified by related City, County or Federal standards or programs.
- E. Wetlands, determined by engineering and/or soil surveys, whose inherent conditions preclude development in a normal manner.
- F. Privately owned property committed for use for commercial outdoor recreation or greenbelt buffer purposes, in conjunction with abutting properties, under the same ownership, which may be zoned in a non-residential classification.