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## Exhibit A

### 1.2.2 Definitions

**Athletic Facility, Indoor and Outdoor** - A place designed and equipped primarily for observation of sports, including but not limited to a sports field, basketball or tennis court, stadium, or arena. Accessory facilities include, but are not limited to, equipment storage facilities, spectator seating, refreshment stands, restrooms, locker rooms and parking. The term does not include paint ball ranges or animal race tracks.

**Note to Reviewers:** Some of this definition comes from the existing standard for Athletic Facility. In addition, the LDC defines "Sports Field" as an open space area specifically designed and equipped for large-scale structured recreation including but not limited to baseball, football and soccer.

### 4.2.8 Athletic Facilities

Indoor and outdoor athletic facilities ~~as a principal use, including sports fields, basketball and tennis courts, and related facilities such as equipment storage facilities, spectator seating, refreshment stands, restrooms, locker rooms and parking except for paint ball ranges~~ are permitted in the ~~M-1, M-2, and M-3~~ districts, ~~and in the~~ R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, and R-8A, M-1, M-2, and M-3 districts ~~on tracts of 20 acres or more, and~~ in compliance with the following requirements:

**Note to Reviewers:** (1) The Planning Commission suggested making it clearer that these rules apply to stand-alone athletic facilities, so "as a principal use" is included above.  
(2) The minimum tract size is shown stricken above so that it can be placed in the standards below, and thus be eligible for a Waiver.  
(3) These standards only apply to Athletic Facilities that require a CUP in the listed districts. Athletic Facilities are permitted by right in C-1, C-2, C-3, CM, EZ-1, and PEC.

- A. The athletic facilities are located in a suburban form district; and
- B. Pedestrian and vehicular circulation patterns, including location of parking lots and driveways, must be designed to safely accommodate recreational users and avoid conflict with truck traffic, as determined by the Director of Works; and

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- C. ~~If recreational uses are located in or within 500 foot of residential use or zone zoning district,~~ The applicant shall submit a lighting plan documenting compliance with Section 4.1.3 (Lighting ordinance); and

**Note to Reviewers:** At its hearing on October 29, 2015, the Planning Commission recommended that the first part of C. above be stricken so that the lighting plan requirement would apply to all athletic facility CUP requests.

- D. No structure, parking area or outdoor recreation facility shall be located within 30 feet of a property line, unless further restricted in accordance with paragraph F below.
- E. Signs – Shall be in accordance with the on-premises sign standards of Chapter 8 of the LDC for non-residential uses.
- F. Athletic facilities in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7 and R-8A districts shall meet the following compatibility requirements:
1. No outdoor athletic facility or parking area may be located closer than 100 feet to an adjacent property zoned for residential use.
  2. No indoor athletic facility may be located closer than 50 feet to an adjacent property zoned for residential use.

3. The minimum tract size for an athletic facility shall be 10 contiguous acres.

**Note to Reviewers:** The Planning Committee recommended lowering the minimum tract size to 10 acres.

- G. Athletic facilities in the M-1, M-2 and M-3 districts subject to a Conditional Use Permit may serve three purposes:
1. To allow a transitional use of industrially zoned land, while preserving the community's supply of industrially zoned property until such time as market demand justifies use of such property in a manner that will significantly meet the community's economic development needs; or
  2. To allow use of parcels for permanent open space or recreational purposes serving employees of an industrial development; or
  3. To accommodate greenways or similar open space use of environmentally constrained land, with or without trail systems or other recreational facilities.
- H. 4. Thus, athletic facilities are permitted only when the applicant indicates which of the three purposes the proposed use will meet, and can demonstrate the following to the satisfaction of the Board of Zoning Adjustment or the Board's designee:

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**Note to Reviewers:** *4. above was changed to H to help avoid confusion because the preceding paragraph mentioned "three purposes".*

1. a. If Transitional Use: The proposed athletic facilities do not entail construction of permanent facilities that are inconsistent with industrial use of the site.
2. b. If Permanent Open Space/Recreation Use: The site is an integral component of a multi-lot business or industrial park, and the recreation facilities primarily benefit persons working at the industrial park.
3. e. If Greenway or Environmentally Constrained: The site is subject to environmental constraints regulated in Chapter 4 Parts 6, 7, or 8, and is precluded from development by conservation easement or restriction on the development plan.