

ZONING

84 Attachment 2

Township of Pine

Appendix B: Township of Pine Recreation Improvement Requirements for Subdivisions and Land Developments

Table 23: Required Trail Improvements

Required Recreation Improvement	Total # of Dwelling Units or Land Area	Open Space/Active Recreation Land Area Requirements	Maximum Distance from Furthest Residence	Specific Recreation Facility Requirement
Trail (if shown on the Trail Feasibility Study and Trail Design)	All developments	When trails are required by the Trail Feasibility Study and Trail Design and if the required trails are outside of a dedicated ROW, provide a 40 feet public ROW or easement	N/A	If trails are shown on the Township trail plan adjacent to the property proposed for development and the trail development is identified as the developer's responsibility, the developer shall be responsible for construction in accordance with the Trail Feasibility Study and Trail Design

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Table 24: Required Open Space/Passive Recreation Area Improvements

Required Recreation Improvement	Total # of Dwelling Units or Land Area	Open Space/Active Recreation Land Area Requirements	Maximum Distance from Furthest Residence	Specific Recreation Facility Requirement
Open Space/Passive Recreation Area	Subdivisions <10 acres in size	15% of the total land area	N/A	N/A
	Subdivisions < 10 acres in size	35% of the total land area	N/A	The open space/passive recreation area shall be dedicated to an HOA, an approved conservation trust, or reserved as conservation easements on individual lots
	Land developments < 10 acres in size	10% of the total land area	N/A	The open space/passive recreation areas shall be dedicated to an HOA, a merchant's association, or an approved conservation trust

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Table 25: Required Active Recreation Area/Facility Improvements

Required Recreation Improvement	Total # of Dwelling Units or Land Area	Open Space/Active Recreation Land Area Requirements	Maximum Distance from Furthest Residence	Specific Recreation Facility Requirement
Active Recreation Area/Active Recreation Facility	Subdivisions > 10 acres in size	N/A	N/A	N/A
	> 10 dwelling units but < 50 dwelling units	1/2 acre	1/4 mile	- 2 picnic tables - 1 play structure (1,000 square feet minimum) - 2 benches - Internal pedestrian circulation
	50 #eg dwelling units but < 100 dwelling units	1/2 acre minimum plus 440 square feet additional per each dwelling unit over 50 dwelling units (1.005 acres maximum)	1/2 mile	- 4 picnic tables - Play structure (1,750 square feet minimum) - 1/2 basketball court or equal - 4 benches - Internal pedestrian circulation
	100 #el dwelling units but < 250 dwelling units	1 acre minimum plus 365 square feet additional per each dwelling unit over 100 dwelling units (2.256 acres maximum)	3/4 mile	- 1 picnic shelter/gazebo - 1 play structure (2,500 square feet minimum) - 1 basketball or tennis court or equal multipurpose athletic field to accommodate youth soccer - 6 picnic tables - 8 benches - Internal pedestrian circulation
	250 #el dwelling units but < 500 dwelling units	2 1/4 acre minimum plus 220 square feet additional per each dwelling unit over 250 dwelling units (3.512 acres maximum)	1 mile	- 2 picnic shelters/gazebos - 1 play structure (5,000 square feet minimum) - 1 basketball or tennis court or equal multipurpose athletic field to accommodate youth soccer - 6 picnic tables - 8 benches - Internal pedestrian circulation

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Required Recreation Improvement	Total # of Dwelling Units or Land Area	Open Space/Active Recreation Land Area Requirements	Maximum Distance from Furthest Residence	Specific Recreation Facility Requirement
	500 #el dwelling units but < 1,000 dwelling units	3 1/2 acres minimum plus 220 square feet additional per each dwelling unit over 500 dwelling units (6 acres maximum)	1.5 miles	<ul style="list-style-type: none"> - 3 picnic shelters/gazebos - 1 play structure (7,500 square feet minimum) - 1 basketball/2 tennis courts or equal - 2 regulation athletic fields to accommodate pony league baseball and adult soccer - 1 outdoor pool - 8 picnic tables - 12 benches - Internal pedestrian circulation
	1,000 #el dwelling units	6 acres minimum plus 220 square feet additional per each dwelling unit over 1,000 dwelling units	2 miles	<ul style="list-style-type: none"> - 3 picnic shelters/gazebos - 1 play structure (7,500 square feet minimum) - 1 basketball/2 tennis courts or equal - 2 regulation athletic fields to accommodate pony league baseball and adult soccer - 1 outdoor pool - 8 picnic tables - 12 benches - Internal pedestrian circulation - 3,000 square feet community center