

ARTICLE V

OS - CONSERVATION/OPEN SPACE DISTRICTS

SECTION 5.01 - INTENDED PURPOSE. The regulations of this zoning district are designed to protect areas in the Township for the preservation and conservation of the natural environment and to permit and encourage the retention of open land, floodplain areas of streams, creeks and drainageways, and open land uses located to constitute a harmonious and appropriate part of the physical development of the Township.

In keeping with the intended purpose of this zoning district and to generally define the location of certain conservation areas parallel to streams, creeks and drainageways within the Township, a minimum distance of one hundred (100) feet from each side of the centerline of such streams, creeks and drainageways is deemed to be the established boundary of such district, unless shown otherwise on the Zoning Map by location or dimension thereof.

All uses within the OS District shall be subject to the following regulations:

SECTION 5.02 - PERMITTED USES. Within the OS District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

- A. Single family detached dwelling units.
- B. Public conservation areas and structures for the conservation of open space, water, soil and wildlife resources.
- C. Public park and recreation areas, game refuges and similar non-intensive public uses.
- D. Agriculture, horticulture, truck gardening and nurseries.
- E. Municipal and public utility and communication buildings and structures where operation requirements necessitate locating within the district.

SECTION 5.03 - ACCESSORY USES

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.

- B. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain. All such wading or swimming pools shall be subject to the provisions of Article XIV hereof.
- C. Private garages. In such garages with 2 or more passenger automobile spaces, one such space may be leased or rented to persons not resident on the premises.
- D. The keeping of a reasonable number of customary household pets or domestic animals but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot. No commercial kennels shall be permitted.
- E. Roadside stands for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any highway.
- F. Signs, as provided in Article XIV of this Ordinance.

SECTION 5.04 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in This Ordinance.

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Semi-public or private recreational areas, game and wildlife hunting and gun clubs, historical preservation areas, camps and camping grounds. (See Sections 14.31, 14.32 and 14.34)
- C. Commercial riding stables. (See Section 14.44)
- D. Winter sports areas and ski lodges. (See Section 14.32)
- E. Country clubs and golf courses. (See Section 14.31)
- F. Public buildings and governmental institutions.

SECTION 5.05 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT REQNTS.
	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	ONE FRONT	TOTAL SIDE	SIDES	REAR	MAX. (FT.)
All Uses*	4 acres	300'	20	75'	50'	100'	75'	35'

* Lot size subject to PaDER approval for on-lot sewage disposal systems

- B. Impervious Area. The maximum impervious area permitted on any lot is thirty percent (30%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirement.

SECTION 5.06 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided in accordance with the provisions of Section 14.10 of this Ordinance.

SECTION 5.07 - MINIMUM HABITABLE FLOOR AREA. The minimum habitable floor area of every dwelling hereafter erected, altered or designed shall be in accordance with the requirements of Section 14.22.