

## ARTICLE 13

### "OC" OPEN SPACE AND WATERBODY

#### CONSERVATION ZONE

##### 1301 PURPOSE

This zone recognizes that the principal use of certain open areas within the Township is and ought to be the development, management and utilization of the natural resource base possessed by these areas. In order that this may be maintained and encouraged, this Ordinance has established, based upon a well-considered plan, a zone designed to regulate the location of structures and the use of parcels and lots in order to protect the natural resources, natural habitats of wildlife, waterways, and waterbodies, agricultural capabilities, public and private recreation areas, and the public health, safety, and welfare by reducing the hardships and burdens imposed upon the people of the Township by the wanton destruction of resources, the improper and wasteful use of open land, wooded areas, and the periodic flooding and overflow of creeks and streams. In addition, this zone will help protect human, plant, and animal life, prevent or minimize material losses, and reduce the cost to the public of rescue and relief efforts occasioned by unwise occupancy or construction of structures in areas subject to periodic inundation, such areas being shown as floodplain by soil types as compiled by the U.S. Soil Conservation Service.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

##### 1302 PERMITTED USES

All permitted uses in this zone are subject to prior site plan review.

A. Public and private areas for the development, protection, and conservation of open space, watersheds, water, soil, forest, and wildlife resources.

B. A lot may be used for general and specialized farming and agricultural activities, provided that any parcel that is kept as idle cropland shall be maintained as to prevent soil erosion by wind or water.

C. Drives and parking areas.

D. Accessory structures incidental to the above uses.

### 1303 SPECIAL USES

All special uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

- A. Game refuge, hunting club, park, camping grounds, playgrounds, or other recreational purposes.
- B. The extraction of natural resources, including the growing, stripping and removal of sod, provided that the stripped portion shall be seeded by fall of the same year in which it was stripped, so as to reduce the actual or potential erosion of soil by water or wind.
- C. Essential service structures.
- D. Single family dwelling units.
- E. Home occupations.
- F. Tower special use district.

### 1304 LOT REQUIREMENTS

- A. No lot shall be created with a lot area less than five (5) acres. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least five (5) acres, unless the lot is a lawfully nonconforming lot.
- B. The minimum lot width shall be three hundred thirty (330) feet.
- C. The maximum lot coverage shall not exceed five percent (5%).
- D. Yard Requirements:

Note: Property users, owners, and developers are warned that Federal and/or State statute and/or regulation may impose other and more restrictive set back requirement in areas along or adjacent to watercourses within the Township. Compliance with the foregoing setbacks does not imply compliance with other governmental regulations as to setbacks.

1. There shall be a front yard setback of at least sixty (60) feet.

2. There shall be a side yard setback of at least thirty (30) feet except in the case of a corner lot where the side yard on the road or street side shall not be less than sixty (60) feet.

3. There shall be a rear yard setback of at least fifty (50) feet.

E. Preservation Of Environmental Quality And Flood Plains: In a flood plain, the construction or location of bridges, bleachers, or other outdoor equipment or appurtenances and the storage of materials and equipment is prohibited unless same would not cause any significant obstruction to the flow of or reduction in the impoundment capacity of the flood plain.

### **1305 STRUCTURE REQUIREMENTS**

Single family dwellings shall comply with the requirements of Section 605. Otherwise, there are no additional structure requirements