

ARTICLE V. OPEN SPACE AND RECREATION DISTRICT “OSR”

Section 501. INTENDED PURPOSES

As the population density and intensity of land use increases, the importance of preserving drainage ways, areas surrounding drainage ways, and other existing and proposed open space for their intended purpose becomes more acute. Greater use of the land develops pressures on water runoff areas, lands of potential instability, environmentally sensitive areas, and recreational lands. The purpose of this zoning district is to preserve drainage basins in the community; to prevent building in areas subject to flooding and upon land which exhibits unstable soil characteristics; and to preserve existing park and recreation areas, as well as other critical environmental areas within the Township.

Section 502. PERMITTED USES

- A. General agricultural operations;
- B. Public parks, playgrounds and recreational uses;
- C. Cemeteries and other open space areas as identified on the Comprehensive Plan map;
- D. Single family residential homes (Subject to provisions of Section 504).

Section 503. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in an Open Space and Recreational District with the procedures and criteria upon issuance of a special land use permit in accordance contained in Article XIII:

- A. Private or commercial recreational activities that do not disturb the environment or disturb surrounding properties.
- B. Home Occupations. (see Section 1815)

Section 504. LOT AREA WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the ‘OSR’ District:

Minimum Lot Area:	20,000 square feet buildable*
Minimum Lot Size:	Two (2) acres
Minimum Lot Width:	125 feet
Minimum Front Yard:	30 feet
Minimum Side Yard:	20 feet
Minimum Rear Yard:	30 feet

Corner lot owners should also see Section 1814.

*With a soil classified as having slight or moderate limitations for a septic tank absorption field and the building foundation type proposed.

Section 505. BUILDING HEIGHT AND AREA REGULATIONS

The following building height and floor area requirements apply to the OSR' District:

Minimum Floor Area	a. 1000 square feet b. 600 square feet for ground floor of dwelling having more than one story
Maximum Building Height	35 feet

Section 506. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 18 of this Ordinance.

Section 507. OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

Section 508. SIGNS

Sign requirements will be in accordance with the provisions of Article XVII of this Ordinance.

Section 509. SUPPLEMENTAL STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.