

ARTICLE IV

(CO) - CONSERVATION/OPEN SPACE DISTRICT

Section 401. **INTENDED PURPOSE**

The Conservation/Open Space District is designed to protect areas in the Township for the preservation and conservation of the natural environment, permit and encourage the retention of forested and steep sloped areas, water and wildlife resources while permitting limited residential and recreational uses.

Section 402. **PERMITTED USES**

- A. Agriculture, horticulture, or floriculture, and any accessory uses or structures appurtenant thereto, including farm-based businesses.
- B. Timber-cutting.
- C. Single-family detached dwellings.
- D. Home occupation, minor.
- E. Public and private conservation areas and structures for the conservation of open land, water, soil and wildlife resources and historic preservation.
- F. Public and private park and recreation areas and facilities, game refuges and similar nonintensive uses.
- G. Electric and telephone public utility transmission and distribution facilities, including substations.
- H. Public and private camps, campgrounds and facilities.
- I. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended..
- J. Municipal buildings and facilities including, emergency services facilities, water pumping stations, reservoirs and similar structures.
- K. Uses and buildings customarily accessory and incidental to any permitted use.

Section 403. **SPECIAL EXCEPTIONS**

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

- A. Churches or similar places of worship, parish houses, convents.
- B. Public and private schools.
- C. Surface mining.
- D. Radio and television antennas.

Section 404. **SPECIAL PROVISIONS**

A. All future development shall comply with applicable general provisions and floodplain management regulations as set forth in Article XII herein and the Wysox Township Floodplain Management Ordinance, as amended.

Section 405. **HEIGHT REGULATIONS**

- A. The height of a principal building shall not exceed thirty-five (35') feet.
- B. Farm buildings shall be exempt from height regulations.

Section 406. LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS

Unless otherwise specified herein, lot area, lot width and impervious coverage requirements of the following dimensions shall be provided for each structure or use hereafter erected, established or altered for any use permitted within this District.

A. Lot Area: The lot area shall be based upon required setbacks, coverage, parking and loading/unloading, on-lot well and septic system requirements, floodplain/wetland and steep slope requirements, but in no case shall be less than five (5) acres.

B. Minimum Lot Width:

1. Building Setback line -. two hundred (200') feet measured inside of the building set back line

2. Street Line - Fifty (50') feet.

C. Coverage Regulations:

1. Lot coverage shall not exceed twenty (20%) percent.

2. At least fifty (50%) percent of the lot area shall be undisturbed and maintained in a natural vegetative cover, with the exception of agricultural, horticultural and timbering uses.

Section 407. SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

A. Front yard: Forty (40') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

B. Side yards: Thirty (30') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

C. Rear yard: Fifty (50') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

D. In the case of a lot bounded on multiple sides by public streets, public roads or public highways, the yards extending along all streets, roads or highways are subject to the set back provisions for front yards.

E. Buffer yards shall be provided for in accordance with Section 1206, herein.

F. For permitted yard reductions refer to Section 1205 herein.

Section 408. OFF-STREET PARKING/ACCESS

Off-street parking and access shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance, as amended.