

## ARTICLE VII

### OS - WOODLAND DISTRICT

#### SECTION 700. PURPOSE

The OS - Woodland District is established to preserve and protect open areas, essential watersheds, and woodlands from intensive development and limits land uses to those which do not degrade the environmental quality of lands within the District. This District is characterized by sparse residential land uses and contains provisions which seek to provide additional protection of rural residences from the impacts of other non-residential uses. Larger minimum lot sizes are indicated because public sewer and water facilities are not planned for this District.

#### SECTION 701. PERMITTED USES

Land and buildings in the OS - Woodland District shall be used only for the following purposes:

1. Agricultural operations that are not CAFOs and CAOs subject to the standards found in Article 23 of this Ordinance.
2. Municipal uses.
3. Conservation areas for the conservation of open space, water, soil, forest, and wildlife resources.
4. A single-family detached dwelling (principal, non-farm) erected within five hundred (500) feet of any State or Township road existing as of June, 1983, with no more than one (1) dwelling beyond five hundred (500) feet from a State or Township road.
5. Principal farm dwellings.
6. Accessory buildings and uses customarily incidental and secondary to the above permitted uses when located on the same lot.
7. No-impact home-based business.
8. Day care homes.

9. On-farm occupations subject to the standards found in Article 23 of this Ordinance.
10. Accessory buildings and uses customarily incidental to Special Exception uses approved under Section 702 below when located on the same lot.

#### SECTION 702. **SPECIAL EXCEPTIONS**

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Article 23 and other provisions of this Zoning Ordinance.

1. Concentrated Animal Feeding Operations and Concentrated Animal Operations subject to the standards found in Article 23 of this Ordinance.
2. Animal hospitals and veterinary clinics.
3. Bed and breakfast establishments.
4. Campgrounds.
5. Cemetery.
6. Clubhouses (private clubs).
7. Commercial communication antennas and antenna sites.
8. ECHO housing.
9. Essential services buildings and structures.
10. Golf courses.
11. Accessory farm dwellings.
12. Home occupations which do not qualify as no-impact, home-based businesses.
13. Kennels.
14. Riding school or horse boarding stables.

15. Sale of agricultural products.
16. Non-commercial day care centers accessory to existing churches.
17. Rural occupations.

## SECTION 703. AREA AND HEIGHT REGULATIONS

### 1. MINIMUM LOT AREA -

- a. The minimum lot area required for permitted uses and special exception uses in the OS - Woodland District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of on-site water supply and sewage disposal facilities, including replacement system location. The maximum lot area for all non-farm, single-family detached dwellings shall be two (2) acres. The maximum lot area for all other special exception uses except Concentrated Animal Feeding Operations and Concentrated Animal Operations shall be four (4) acres. There shall be no maximum lot area for municipal uses, Concentrated Animal Feeding Operations, and Concentrated Animal Operations.
- b. Subdivision and Land Development Limitations. It is the intent of the Supervisors to preserve and protect woodlands and to preserve prime agricultural soils through limitations on subdivision and land development.

Number of lots, dwellings or other principal non-agricultural buildings permitted. One (1) principal building or use may be established for any unimproved lot that is less than twenty-five (25) acres subject to compliance with all dimensional and use requirements of this Zoning Ordinance. In every other instance, for each parent tract there shall be permitted by special exception the subdivision of one (1) lot, which shall specifically include, but not be limited to, a subdivision to change lot lines or a "lot add-on" subdivision unless exempted in Section 403.1.b.(2) or the establishment of an additional principal building or use on the parent tract, but not both, with the portion of the existing or newly created lot used for residential purposes limited to the maximum lot size set forth in Section 503.1.a above, for each twenty-five (25) acres held on the date upon which this Ordinance became effective, or if the parent tract was not

classified as OS-Woodland District on the date upon which this Ordinance became effective, on the date when such land was first included in the OS-Woodland District after the date upon which this Ordinance became effective. A tabular example of this limitation on the creation of lots or the erection of dwellings is as follows:

<b><u>Size of Parent Tract in Acres</u></b>	<b><u>Number of Lots Permitted to be Subdivided or Additional Permitted Principal Buildings or Uses</u></b>
Less than 25 acres	0
25.01 – 50.0 acres	1
50.01 – 75.0 acres	2
75.01 – 100 acres	3
100.01+ acres	4 plus one (1) additional subdivision or permitted principal building or use for each additional twenty-five (25) acres after one hundred (125) acres

- 1) Any subdivision or land development plan hereinafter filed with the applicable approving body for subdivision or land development or any deed of conveyance of a lot in this District shall specify which lot or lots shall carry with it a right of further subdivision or erection of accessory farm or non-farm single family dwellings or principal non-agricultural buildings, if any such right remains from the quota allocated to the parent tract. This right of further subdivision or erection of accessory farm or non-farm single-family dwellings or principal non-agricultural buildings, or an indication that no further subdivision or erection of such dwellings or principal buildings is permissible, shall also be included in the deed to the newly-created lot. This restriction shall remain in effect as long as further subdivision is prohibited under the zoning ordinance then in effect.
  
- 2) The number of lots which may be created or accessory farm or non-farm single family dwellings or other principal non-agricultural buildings which may be erected on the parent tract shall be fixed according to the parent tract. This number shall not be increased by the subdivision of such parent tract. Any subsequent owner of a parent tract or land

remaining in a parent tract after subdivision shall be bound by the actions of his predecessor.

- 3) Any land development, the purpose of which is to permit the erection of a permanent accessory farm or non-farm single family dwelling on a parent tract which has previously been improved with a dwelling which also will remain on the parent tract or to permit the erection of a structure for an additional principal use on the parent tract shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts for non-agricultural purposes regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the Municipalities Planning Code.

Exemptions from limitation on subdivision of land. The following types of subdivisions shall not be counted against the subdivision/land development quota established by Section 403.1.b.(1). In addition, the below exemptions do not require a special exception approval:

- 4) The transfer of land to increase the size of a tract being used for agricultural purposes.
- 5) The transfer of non-prime agricultural land to increase the size of a tract not being used for agricultural purposes.
- 6) A subdivision to create a lot which will be transferred to the Township or a municipal authority created by the Township.

- c. Requirements for plans and deeds relating to lands within the OS-Woodland District. Any subdivision or land development plan hereafter filed with the applicable approving body for subdivision or land development of land or any deed of conveyance in the OS-Woodland District shall specify on the recorded plan which lot or lots shall carry a right of further subdivision or erection of accessory farm or non-farm single family dwellings or other principal non-agricultural buildings, if any such right remains from the quota allocated to the parent tract on the date upon which this Ordinance became effective, or on the date when such land was first included in the OS-Woodland District, whichever is

later. The right of further subdivision or erection of accessory farm or non-farm single farm dwellings or other principal non-agricultural buildings, or a statement that no further subdivision or erection of accessory farm or non-farm single family dwellings or other principal non-agricultural buildings is permissible, shall also be included in the deed to the newly-created or conveyed lot. If the designation of the right of further subdivision or erection of additional accessory farm or non-farm single family dwellings or other principal non-agricultural buildings was not included on a subdivision or land development plan or deed of conveyance of a parent tract, it shall be conclusively presumed that the largest lot remaining after subdivision shall carry the right of further subdivision or erection of additional accessory farm or non-farm single family dwellings or other principal non-agricultural buildings.

2. MINIMUM LOT WIDTH - One hundred and seventy-five (175) feet at the building line.
3. MINIMUM LOT DEPTH - Two hundred (200) feet.
4. YARD REQUIREMENTS - All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:
  - a. Front Yard - The minimum front yard required shall be that distance established in Article 19 of this Zoning Ordinance between the right-of-way line of a public or private street and the building line.
  - b. Side Yard - There shall be two (2) side yards each having a minimum width of twenty (20) feet.
  - c. Rear Yard - The rear yard shall be a minimum of sixty (60) feet in depth.
5. MAXIMUM LOT COVERAGE -
  - a. Minimum two (2) acre lots - Twenty (20) percent.
  - b. Lot area of greater than two (2) but less than four (4) acres - Fifteen (15) percent.
  - c. Lot area of four (4) acres or greater - Ten (10) percent.
6. HEIGHT REGULATIONS - No principal building shall exceed thirty-five (35) feet in height except as provided in Article 21 of this Zoning Ordinance.

7. **MINIMUM OFF-STREET VEHICLE PARKING AND LOADING REQUIREMENTS** - Off-street parking and loading facilities shall be provided in accordance with the requirements of Article 18.

#### **SECTION 704. PRESERVATION OF EXISTING WOODLANDS**

Existing wooded areas shall be protected as follows: At least seventy-five (75) percent of the number of trees (minimum trunk caliper of five (5) inches measured three (3) feet above ground) that exist prior to any earth moving activities requiring a permit pursuant to this Zoning Ordinance shall be maintained or replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two (2) inches measured three (3) feet above finished grade.

#### **SECTION 705. SETBACKS FROM AGRICULTURAL DISTRICTS**

1. No dwelling unit shall be located within one hundred (100) feet of any land within any Agricultural District that is used for agricultural production.
2. No non-residential building, except residential accessory buildings and agricultural buildings, shall be located within one hundred (100) feet of any land within any Agricultural District that is used for agricultural production.
3. In addition, no shrub nor tree shall be planted within twenty (20) feet and thirty (30) feet respectively, of any land within any Agricultural District which is used for agricultural purposes.