

DISTRICT TOWNSHIP

ARTICLE V

DISTRICT REGULATIONS

Section 500. C - CONSERVATION DISTRICT

As stated in the Eastern Berks Joint Comprehensive Plan, District Township is blessed with great natural diversity in its landscape. Much of this landscape takes the form of rocky and wooded hillsides and ridges that are difficult to develop yet offer protection of surface water quality. At the same time these areas present significant natural habitats and passive recreation opportunities. Other lower-lying areas contain valuable wetlands and sensitive floodplains; these areas, too, hold the same value.

The Conservation District is intended to protect natural, scenic, and historic values in the environment and preserve forests, wetlands, aquifers and floodplains pursuant to Section 604.(1) of the Municipalities Planning Code. In accordance with the Eastern Berks Joint Comprehensive Plan, only a very low density of development is permitted in this zoning district.

1. Permitted Uses

Land and buildings in the Conservation District shall be used only for one of the following purposes, and no other.

- a. Forestry and tree farming, subject to Section 627 of this Ordinance.
- b. Normal Agricultural Operations subject to the applicable requirements of Section 619 of this Ordinance.
- c. Single family detached dwelling.
- d. Woodland or game preserve or similar wildlife preservation or conservation use.
- e. Municipal use.
- f. No-Impact Home-Based Business.
- g. Home occupation, subject to Section 616 of this Ordinance.
- h. Non-Tower WCF that do not Substantially Change the Physical Dimensions of the Wireless Support Structure to which they are attached, and/or fall under the Pennsylvania Wireless Broadband Collocation Act, in accordance with Section 636.
- i. Accessory buildings and uses clearly incidental to the principal use of the above permitted uses when located on the same lot including small scale livestock activities subject to the applicable requirements of Section 633 of this Ordinance.

2. Special Exception Uses

The following uses are permitted when Special Exceptions are granted by the Zoning Hearing Board pursuant to Section 902 of this Ordinance.

- a. Park, playground or similar non-commercial recreational area operated by public or private non-profit agency.
- b. Places of worship.
- c. Riding academies and boarding stables.
- d. Fraternal, sporting or other non-commercial lodges or clubs.
- e. Bed and Breakfast Inn.
- f. Tower-Based Wireless Communications Facilities, in accordance with the requirements of Section 636.
- g. Non-Tower WCF that do Substantially Change the Wireless Support Structure to which they are attached, or that otherwise do not fall under the Pennsylvania Wireless Broadband Collocation Act, in accordance with the requirements of Section 636.
- h. Accessory buildings and uses clearly incidental to the principal use of the above-permitted special exception uses when located on the same lot.
- i. Home Business Subject to Section 616(b) of this Ordinance.

3. Conditional Uses

The following uses are permitted when a Conditional Use is approved by the Board of Supervisors pursuant to Section 810 of this Ordinance.

- a. Trades business, subject to Section 604 of this Ordinance.

4. Area, Height, and Yard Regulations

- a. All buildings or structures erected or altered for any use within this C – Conservation District shall conform to the provisions of this ordinance and to any other applicable ordinances. Determination of conformance shall be made by the Zoning Officer, subject to review by the Zoning Hearing Board upon appeal by an aggrieved party.

b. Minimum and Maximum Regulations

(See also Section 631, Determination of Density for Parcels Containing Protected Areas)

	<u>Single Family Detached Dwellings</u>	<u>All Others</u>	<u>Normal Agricultural Operations ***</u>
Building Coverage (Maximum)	10%	15%	15%
Building Height (Maximum)	35'	35'	70'
Number of Lots (Maximum)	see Section 631*	see Section 631*	see Section 631*
Lot Size (Minimum)	3 Acres	3 Acres	10 Acres
Lot Width at Street (Minimum) **	100'	150'	250'
Lot Width at Building Setback Line (Minimum)	250'	200'	400'
Lot Depth (Minimum)	200'	200'	400'
Open Area (Minimum)	85%	80%	80%
Front Yard Setback (Minimum)	60'	100'	100'
Rear Yard Setback (Minimum)	60'	75'	100'
Side Yard (Minimum)	35'	35'	100'
Minimum Width at Rear Yard Building Setback Line	150'	200'	400'

* Section 631, Maximum Number of Lots Determination

** Flag lots are allowed pursuant to all applicable regulations in Section 634 herein.

*** Other regulations apply. See Section 619 herein.

5. Road Front Lots

No more than five (5) lots using existing road frontage for access shall be allowed in any tract area. In order to discourage strip development along existing roads, which has been the most common approach to new housing in the Township for many years, future development will be limited to five (5) road-front lots in any Tract Area, regardless of size. A flag lot with access to an existing road is considered a road-front lot. If a Tract Area is divided by conveyance of a part thereof, the Grantor may allocate the right to develop the permitted road front lots in the deed. If no such allocation is made, the Township will apportion road front lots between the Tracts if, as, and when a subdivision or land development plan is submitted, in such manner as the Township deems advisable, considering the features of the particular Tract Area.