

## ARTICLE IV

### FC - FOREST/CONSERVATION DISTRICT

#### **Section 401 - Intended Purpose**

The regulations of this zoning district are designed to protect areas in the Township for the preservation and conservation of the natural environment and to permit and encourage the retention of open space, floodplain areas of streams, creeks and drainageways, and open land uses located to constitute a harmonious and appropriate part of the physical development of the Township.

All uses within the FC District shall be subject to the following regulations:

#### **Section 402 - Permitted Uses**

Within the FC District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

1. Single family detached dwelling units as regulated in Article XII, Steep Slope Conservation Overlay District. (2005-03 - 12/28/05)
2. Conservation areas and structures for the conservation of open space, water, soil and wildlife resources.
3. Public and private recreation areas, forest reserves, historical preservation areas, game refuges and similar non-intensive public uses.
4. Game and wildlife hunting camps and gun clubs.
5. Public and private parks, playgrounds and open space.
6. Essential services buildings and structures with locational requirements.
7. Crop and tree farming, pasturing, truck gardening, horticulture, aviaries, hatcheries, apiaries and similar enterprises.
8. Raising and keeping of poultry, rabbits, goats and similar animals.

9. General and specialized farms, including the raising, keeping and breeding of livestock for gain (including cattle, hogs, horses, ponies, cows, sheep and similar livestock), subject to the following regulations:
  - a. No building in which farm animals are kept shall be closer than one hundred (100) feet to any adjoining lot line.
  - b. No storage of manure or of odor or dust-producing substances or materials shall be permitted within one hundred (100) feet of any adjoining lot line.
10. General gardening.
11. Nurseries and greenhouses. (see Section 1635)
12. Roadside stands for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any highway.
13. Home occupations. (see Section 1613)
14. Day care homes. (see Section 1614)
15. Panhandle lot. (see Section 1649)
16. Sawmill - Private

#### **Section 403 - Accessory Uses and Structures**

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
3. Private garages.
4. The keeping of household pets and/or domestic animals in a safe, healthy, and humane manner, but excluding the commercial breeding or keeping of same. All such household

pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot.

5. Signs, as provided in Article XV of this Ordinance.

#### **Section 404 - Conditional Uses**

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in This Ordinance.

1. Seasonal dwellings. (see Section 1603)
2. Buildings and structures, municipal and/or public utility. (see Section 1608)
3. Essential services buildings and structures without locational requirements. (see Section 1645)
4. State, county or Federal buildings. (see Section 1646)
5. Home businesses. (see Section 1613)
6. Home occupations exceeding 33% of gross floor area. (see Section 1613)
7. Commercial kennels. (see Section 1615)
8. Commercial riding academies and stables. (see Section 1617)
9. Country clubs and golf courses. (see Section 1618)
10. Winter sports areas and ski lodges. (see Section 1647)
11. Commercial sawmills and other establishments associated with forestry.
12. On-farm occupations. (see Section 1636)
13. Open space development. (see Section 1641)
14. Commercial Communication Towers. (see Section 1637)
15. Intensive agricultural operations. (see Section 1640)

- 16. Commercial Resorts (see Section 1619)
- 17. Mining and Quarrying (see Section 1650)
- 18. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

**Section 405 - Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements**

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements **			Minimum Building Setback (FT) **				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Impervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
All Uses	4 acres *	300	20	40'	15'	50'	25'	***
* Lot size subject to PaDEP approval for on-lot sewage disposal systems ** Minimum requirement unless specified elsewhere herein *** Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended. SF - square feet; FT - feet								

**Section 406 - Minimum Off-Street Parking Requirements**

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.