

ARTICLE SIX (6)

PRIMARY OPEN SPACE DISTRICT

Sec. 6.01 **Purpose:**

The POS Primary Open Space District is intended to acknowledge and preserve the extensive natural and environmentally sensitive properties that exist within the Township, while allowing for residential development that is compatible with the surrounding areas at relatively low densities. Regulations in this designation are to insure development does not detract from or negatively impact adjacent properties. They are intended to implement the goals and policies stated in the Master Plan. The Master Plan for Moran Township provides development guidelines for this designation in the Rural Open Space and Development land use classification.

Sec. 6.02 **Use Permitted by Right:**

The following uses and structures are permitted in the POS District as a matter of right.

- a. Public conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forests and wildlife resources.
- b. Public recreational facilities of a non-commercial nature, including hiking and skiing trails, bikeways, rustic campgrounds and similar recreational facilities of low impact, low density use.
- c. Forestry and silvicultural practices.
- d. Standard single-family dwelling unit.
- e. Family daycare.
- f. State licensed residential facility.
- g. Clustered subdivisions.
- h. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- i. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met:
 1. It is located no closer than 1,500 feet to any of the following:
 - a. Another licensed group day-care home
 - b. A foster care home licensed under the Adult Foster Care Facility Licensing

- Act, PA 218 of 1979.
 - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under PA 368 of 1979.
 - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
2. Has appropriate fencing for the safety of the children in the group daycare home has determined by the local unit of government.
 3. Maintains the property consistent with visible characteristics of the neighborhood.
 4. Meets all applicable sign regulations.
 5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

Sec. 6.03 Permitted Accessory Uses:

The following are permitted accessory uses.

- a. Accessory uses or structures, clearly incidental to any of the above permitted uses, with a maximum size not to exceed 25% of the ground coverage of the principal structure.
- b. Agricultural or horticultural activities for the sole use of permitted single-family residence.

Sec. 6.04 Uses Permitted by Special Use Permit:

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Public buildings and public service installations, including federal, state or municipal, administrative or public service buildings, public service facilities and uses related to serving recreational or environmental needs.
- b. Telecommunication tower.

Sec. 6.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the POS District.

- a. Minimum Lot Area:
 1. Standard single-family detached dwellings shall require a minimum parcel size of not less than ten (10) acres.
 2. All other permitted uses shall require a minimum parcel size of twenty (20) acres.
- b. Minimum Lot Width: The minimum lot width shall be:

1. Standard single-family detached dwelling three hundred and thirty (330) feet.
 2. All other uses – four hundred and sixty six (466) feet.
- c. Maximum Lot Coverage: The maximum lot coverage shall not exceed:
1. Standard single-family detached dwelling: a maximum of eight thousand (8,000) square feet.
 2. All other uses: a maximum of twenty thousand (20,000) square feet.
- d. Yard and Setback Requirements:
1. Front Yard: One hundred (100) feet of which one half (1/2) shall be retained in its natural state.
 2. Side Yard: One hundred (100) feet of which one half (1/2) shall be retained in its natural state.
 3. Rear Yard: One hundred (100) feet of which one half (1/2) shall be retained in its natural state.
- e. Maximum Height Requirements:
- No structure shall exceed a maximum height of thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) feet. Silos used for agricultural purposes shall not exceed eighty (80) feet.
- f. Minimum Building Floor Area:
- Every single family detached dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifty (750) square feet, exclusive of basements, garages, porches and breezeways.

Sec. 6.06 Other Requirements:

- a. A front yard buffer area of not less than seventy-five (75) feet in width, located between the front lot line and building setback line, shall be provided and consist of the vegetation found on site prior to any agricultural or vegetative clearing activities. Up to thirty (30) feet of the linear buffer area may be cleared for the purposes of providing access to the lot. Under no circumstances shall the buffer area consist of manicured turf.
- b. Subject to the Performance Regulations listed in Article 16.