

ARTICLE SEVEN (7)

SECONDARY OPEN SPACE DISTRICT

Sec. 7.01 **Purpose:**

The SOS Secondary Open Space District is intended to preserve natural and environmentally sensitive properties while allowing development. The Township recognizes the District's value as a low-density development area during present times and its potential increase in density in the future based on growth trends.

Some of the lands found in the SOS District are currently used for sand and gravel extraction operations and exist within the SOS District as non-conforming uses. As these extraction operations were initiated before the adoption of this Ordinance and may not be subject to the regulations of this Ordinance addressing such uses, it is critical to note that such uses are transitional in nature and do not represent a final use. The final use of such lands will occur at the time these lands are fully reclaimed. Accordingly, it is the intent of this article that the final use of such lands shall be in accordance with the standards and regulations herein. All development within the SOS District should comply fully with the Moran Township Master Plan goals, policies, and corresponding land use classifications.

Sec. 7.02 **Use Permitted by Right:**

The following uses and structures are permitted in the SOS 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 parks, playgrounds, camps, hiking and skiing trails, bikeways, rustic campgrounds and similar recreational facilities of a low impact use.
- c. 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.
- d. Forestry and silvicultural practices.
- e. Standard single-family dwelling unit.
- f. Family daycare.
- g. State licensed residential facility.

- i. Regular subdivisions, performance subdivisions, site condominiums, and cluster developments.
- j. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- k. 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, P.A. 218 of 1979.
 - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 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. 7.03 Permitted Accessory Uses:

The following are permitted accessory uses.

- a. Accessory uses or structures, clearly incidental to any of the above permitted uses.
- b. Agricultural or horticultural activities for the sole use of permitted single-family residences.

Sec. 7.04 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. Golf course (standard).
- b. Planned unit development (PUD).

Sec. 7.05 Site Development Standards:

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

a. Minimum Lot Area:

1. Standard single-family detached dwellings shall require a minimum parcel size of not less than five (5) acres.
2. All other permitted uses shall require a minimum parcel size of 15 acres.

b. Minimum Lot Width:

The minimum lot width shall be: three hundred (300) 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 fifteen thousand (15,000) square feet.

d. Yard and Setback Requirements:

1. Front Yard: Sixty (60) 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 thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) 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. 7.06 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 forty (40) feet of 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.