

ARTICLE V

W-C WOODLAND - CONSERVATION DISTRICT

500. Purpose

The purpose of the Woodland - Conservation District is to achieve the preservation of open spaces, water supply sources, woodland, marshland, wildlife, scenic areas, areas of steep slope, and other natural resources; to conserve vegetative cover particularly trees, shrubs, and ground cover on sloping ground, stream banks, flood plains and storm water drainage channels and swales; and to discourage the scattering of residential, commercial, industrial and other urban type uses throughout predominantly forested areas and areas of steep slope.

501. Permitted Uses

- (1.) Forest reserves and tree farming.
- (2.) Agricultural and farm operations including the following:
 - (a.) Crop farming, milk processing, and animal housing provided that any stable, pen or similar housing or storage of manure and the like is located not less than thirty feet (30'0") to any side or rear property line.
 - (b.) Vineyards, orchards, nurseries, garden crops, and sale of horticultural or agricultural products as long as any farm stand or similar structure is set back at least thirty feet (30'0") from street line.
 - (c.) Agriculture-related activities tied directly to the storage, processing, production, and other commercial farm operations using crop and/or livestock by-products and/or farm implements.
- (3.) Greenways and trails.
- (4.) Municipal Buildings, Services and Recreational Facilities.
- (5.) Single-family detached dwellings

Single family dwellings are permitted in the WC-Woodland Conservation District subject to the following conditions and limitations:

- (a.) Single-family detached dwellings - Only Single-family detached dwellings shall be permitted under this Section.
- (b.) Permitted number of dwellings - Upon each parcel as it existed on September 21, 1999, there shall be permitted the total number of dwelling units as existed on September 21, 1999.
- (c.) Approved Subdivision - Any dwelling constructed after September 21, 1999 shall be located upon a separate and approved lot whether intended for transfer of title or not. Such additional lots shall meet all the requirements of this Ordinance, the Township Subdivision and Land Development Ordinance, the Township Individual and Community Sewage System Management Ordinance and all requirements of the Pennsylvania Department of Environmental Resources.
- (d.) Lot and Area Regulations
 - (1) Minimum Lot Size - The minimum lot size for new subdivisions after September 21, 1999 shall be 10 acres.
 - (2) Lot Frontage/Lot Width.....300 feet
 - (3) Front Yard.....50 feet
 - (4) Each Side Yard.....30 feet
(See also Section 1602)
 - (5) Rear Yard.....50 feet
 - (6) Height (max. permitted).....35 feet
 - (7) Building Coverage (max. permitted).....10 %
 - (8) Impervious Cover (including buildings).....20 %
 - (9) Off Street Parking.....2 spaces
- (6.) No-Impact Home-Based Business subject to Article XVI.
- (7.) Accessory structures and uses customarily incidental to a permitted use.

502. Conditional Uses, Subject to Article XX

- (1.) Farm Market - defined as a retail establishment of area greater than 400 square feet located on the same property as the principal farming operation, engaged in the sale of products that are supplementary or compatible with the farm products. Farm markets may be permitted subject to the following standards:
 - (a.) The principal farming operation on which the farm market is proposed to be located shall contain a minimum of twenty (20) acres.
 - (b.) The farm market building shall be of one story and not exceed three thousand square feet (3,000-sq. ft.) of floor area.
 - (c.) The farm market building shall be set back a minimum of seventy-five feet (75'0") from the street right-of-way and located no closer than fifty feet (50'0") from the side and rear property lines.
 - (d.) Each application shall be accompanied with a report listing the products to be sold consistent with the farm market definition. The Board of Supervisors may permit the farm market to sell motor fuel provided the applicant conclusively demonstrates that the sale of motor fuel will be a convenience to the surrounding area and will not unduly detract from the objectives of this district.
 - (e.) Signs shall be in accordance with Article XVII.
 - (f.) Each application shall be accompanied with a site plan indicating parking and circulation arrangements, proposed landscaping and screening measures, building location and related features to enable the Township to evaluate the conditional use in accordance with Article XX.
- (2.) Campgrounds, trailer or recreational vehicle camps, subject to the following conditions:
 - (a.) Any site shall occupy a lot area of not less than ten (10) nor more than fifty (50) acres and no permanent building shall be erected within one hundred feet (100'0") of a public road or lot line. In addition, no lot with a campground, trailer or recreational vehicle camp shall be located closer than one-half mile from another lot in such use.

- (b.) The maximum length of any building shall not exceed one hundred and fifty feet (150'0"). Distance between buildings shall not be less than twenty-five feet (25'0").
 - (c.) There shall be a minimum of two (2) points of ingress and egress.
 - (d.) All camps shall have a sewage disposal system designed in strict compliance with the Individual and Community Sewage System Management Ordinance for South Middleton Township, Ordinance No. 21 of 1998, and the regulations established by the State Department of Environmental Protection.
 - (e.) All camps shall have a water supply system designed and permitted in accordance with regulations established by the State Department of Environmental Protection.
 - (f.) Usable Open Space. All trailer camps shall provide not less than fifty percent (50%) of the total land area for usable open space purposes. Usable open space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all campers.
 - (g.) Lot Size and Park Density. Each trailer lot shall be a minimum of five thousand (5000) square feet. The park density shall not exceed ten (10) trailers per net usable acre.
 - (h.) Setback - No trailer, tent, building, etc. shall be located closer than fifteen feet (15') to any internal street and shall be setback a minimum of fifty feet (50'0") from any public road.
 - (i.) The applicant shall submit a plan and supporting documentation to establish compliance with the standards herein in accordance with Article XX and Section 1604.
- (3.) Accessory farm dwellings for persons employed on the farm, and their families, who receive housing in lieu of all or part of their wages from that farm, provided that:
- (a.) The lot containing the principal farming operation on which the accessory farm dwelling is proposed shall contain a minimum of twenty (20) acres.

- (b.) The accessory farm dwelling shall comply with all the setback requirements of the principal building and shall not project nearer to the street on which the principal building fronts than the principal building itself.
- (4.) Group Homes in accordance with Article XVI.
- (5.) Essential Services subject to Article XVI.
- (6.) Seasonal, hunting camp, cabin and resort-type facilities in accordance with Article XVI.
- (7.) Churches and similar places of worship, including related educational facilities in accordance with Article XVI.
- (8.) Cemeteries in accordance with Article XVI.
- (9.) ECHO Housing in accordance with Article XVI.
- (10.) Social and Fraternal Organizations and Lodges in accordance with Article XVI.
- (11.) Wireless Communications Facilities on existing towers or other structures without increasing the height of the tower or structure subject to Article XVI, Section 1638.

503. Area Regulations

- (1.) No more than ten percent (10%) of the area of the lot shall be covered by buildings including accessory buildings.
- (2.) At least eighty percent (80%) of the area of the lot shall be maintained with a vegetative material.
- (3.) Unless specified elsewhere in this Ordinance, all other uses as permitted in this section shall at a minimum comply with the area and other dimensional regulations for single-family detached dwellings.

504. Special Exceptions

Customary Home Occupations in accordance with Section 1609 and Article XXIII.

505. Land Conservation Requirements

In order to promote the highest environmental quality possible, the success to which an applicant for a building permit has preserved the existing salient natural features and landforms intrinsic to the site shall be assessed. Terms of the granting of a building permit may be subject to the manner in which the layout or design of the plan has preserved existing natural features, such as, but not limited to, trees, wooded areas and water courses. The following conservation requirements shall be applied to each lot within this district at such time improvements are to be made:

- (1.) A plan showing the "limit of work" shall be submitted which will confine excavation, earth-moving procedures and other changes to the landscape.
- (2.) All trees six (6) inches or more in caliper at a point four (4) feet in height above the ground shall not be removed unless they are within the right-of-way lines of a street or drive, within proposed building lines, or within utility locations or mandatory access for equipment. Retention of noteworthy plant material shall be encouraged where retention is practical.
- (3.) No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of construction and/or site improvements, the topsoil must be redistributed on the site uniformly. All disturbed areas of the site shall be stabilized by seeding or planting.
- (4.) A soil erosion and sedimentation plan must be prepared and submitted for the improvement of any lot within this district. In those areas involving residential development where there are no new improvements being proposed (i.e. no new streets, drainage ways, detention ponds, etc.) and/or other storm water management facilities, a typical individual lot Erosion and Sedimentation Control Plan shall be sufficient. In all other instances, the Erosion and Sedimentation Control Plan shall be submitted to the County Conservation District for their review and approval. In those cases involving major land disturbances, said approval must be obtained from the Department of Environmental Protection.