

## ARTICLE VII

### (W-C) Woodland Conservation District

#### Section 700 Purpose

The purpose of the Woodland Conservation District is to discourage the scattering of commercial, industrial, residential, and other urban uses throughout predominantly forested areas of the Township where public services are neither presently available nor anticipated in the immediate future; to provide for the regulation of housing density in such areas; to encourage the preservation of natural and historic amenities and to otherwise create conditions conducive to carrying out the purposes of this Ordinance.

#### Section 701 Permitted Uses

1. Single family detached dwellings.
2. Forest reserves, tree farming, production of forest products and forest industries.
3. Parks, playgrounds, and recreation areas when owned or operated by the municipality.
4. Accessory buildings and uses customarily incidental to any of the above permitted uses and which may include a home occupation.

#### Section 702 Conditional Uses

1. Public utility facilities.
2. Outdoor recreational facilities and organizations such as private playgrounds, swimming clubs, golf clubs, tennis courts and similar activities subject to the following conditions.
  - a. That such use shall occupy a lot with an area of not less than five (5) acres.
  - b. That all lighting, which is necessary and incidental to such use shall be shielded from adjacent properties.
  - c. Along all property lines adjacent to a Residential Use or District, a 100 foot wide landscaped buffer strip shall be provided in addition to any required form of screening.
3. Fishing and hunting clubs.
4. Campgrounds, travel trailer or recreational vehicle camps, not for year round permanent residential occupancy, subject to the following conditions.

- a. Any such camp or campground site shall occupy a lot area of not less than ten (10) acres and no buildings shall be erected within one hundred feet (100') of a public road or lot line.
  - b. The maximum length of any buildings shall not exceed one hundred and fifty feet (150'). Distance between buildings shall not be less than twenty-five feet (25').
  - c. There shall be a minimum of two (2) points of ingress and egress.
  - d. All camps or campgrounds shall have a sewage disposal system and water supply system approved by the State Department of Environmental Protection.
  - e. Usable Open Space: All trailer camps or campgrounds shall provide not less than twenty percent (20%) 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.
  - f. Campground and Camp Density: The campground and camp density shall not exceed fifteen (15) campsites per acre.
  - g. Setback: No trailer, tent, building, etc., shall be located closer than fifteen feet (15') to any internal street.
5. Churches or similar places of worship including all parish houses and parsonages.
  6. Neighborhood outdoor recreational facilities and organizations when not operated for gain or profit.
  7. Federal, State and Local municipal buildings and uses and essential services.
  8. Kennels, animal hospitals not located within one hundred (100') feet of any property line.
  9. Commercial Wireless Telecommunications Service Facilities in accordance with Section 316 of This Ordinance.

Section 703 Minimum Area and Density Requirements

1. All buildings including accessory buildings shall not cover more than ten (10%) percent of the area of the lot.
2. Minimum required for all uses not otherwise listed:

Lot Size	5 acres
Lot Width	200 feet
Lot Depth	250 feet
Front Yard	50 feet
Each Side Yard	25 feet
Rear Yard	25 feet
Height (maximum)	40 feet
Parking	2 off-street spaces
Building Width	16 feet

When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.