

ARTICLE XX  
**Open Space Zone (OS)**

**§ 150-205. Purpose.**

The primary purpose of this zone is to encourage the continued recreational use of various locations within the township. These areas have evolved into both public and private recreation/open space amenities, which are providing valuable benefits to the township's residents. While this zone imposes strict permitted use limitations, a special exception has been provided that would permit some development of these areas; however, the regulations governing such development will also help to preserve some usable open space. [Amended 6-28-2001 by Ord. No. 01-03]

**§ 150-206. Permitted uses.**

Permitted uses shall be as follows:

- A. Public and/or nonprofit parks.
- B. Golf courses. (See § 150-328.) [Added 6-28-2001 by Ord. No. 01-03]
- C. Public buildings, including firehouses. (See § 150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- D. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- E. Accessory uses customarily incidental to the above permitted uses.

**§ 150-207. Special exception uses.**

Subject to the general criteria listed in §150-302.D., special exceptions shall be as follows:

- A. Community recreation developments. (See § 150-323.) [Amended 6-28-2001 by Ord. No. 01-03]
- B. Public utilities. (See § 150-346.) [Amended 6-28-2001 by Ord. No. 01-03]
- C. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. [Added 4-9-1998 by Ord. No.98-06] [Amended 6-28-2001 by Ord. No. 01-03]

**§ 150-208. Minimum lot area.**

Unless otherwise specified, no minimum lot size is required.

**§ 150-209. Minimum lot width.**

Minimum lot width shall be:

- A. One hundred seventy-five feet at the minimum front yard setback line.
- B. One hundred fifty feet at the lot frontage.

**§ 150-210. Minimum lot depth.**

Minimum lot depth shall be 200 feet

**§ 150-211. Minimum setback requirements.**

Minimum setback requirements shall be as follows:

A. Principal buildings or structures:

- (1) Front yard setback: 75 feet from the street right-of-way line.
- (2) Side yard setbacks: 30 feet on each side (60 feet total).
- (3) Rear yard setback: 75 feet

B. Accessory buildings or structures:

- (1) Front yard setback: No accessory use (except permitted signs) shall be located within the front yard.
- (2) Side yard setbacks: 15 feet on each side.
- (3) Rear yard setback: 15 feet

**§ 150-212. Maximum permitted height.**

Maximum permitted height shall be as follows:

- A. Principal buildings and structures: 35 feet
- B. Accessory buildings and structures: 15 feet

**§ 150-213. Maximum lot coverage.**

Maximum lot coverage, unless otherwise specified, shall be 20%.