

ARTICLE XXIIA
Open Space Residential-1 Zone (OSR-1)
[Added 6-27-1991 by Ord. No. 91-03]

§ 150-228.1. Purpose.

The purpose of the Open Space Zone is to maintain the rural, natural and scenic qualities of West Manchester Township, provide larger open areas and maintain the development potential of the zone.

§ 150-228.2. Permitted uses.

Permitted uses shall be as follows:

- A. Open space residential development.
- B. Single-family detached dwellings on lots of record of less than fifteen (15) acres.
- C. Public and/or nonprofit parks.
- D. Family day care.
- E. Public buildings, including firehouses. (See § 150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- F. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- G. Accessory uses customarily incidental to the above permitted uses.

§ 150-228.3. Special exception uses.

Special exception uses shall be as follows:

- A. Public utilities. (See § 150-346.)
- B. Single-family detached development or dwellings on parcels of fifteen (15) acres or more in accordance with the design requirements of §150-228.5. (See §150-345.) [Added 6-28-2001 by Ord. No. 01-03]

§ 150-228.4. Reserved¹

¹ Editor's Note: Former § 150-228.4 Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

§ 150-228.5. Design requirements for development other than open space development.

Design requirements for development other than open space development shall be as follows:

A. Lot area requirements.

- (1) In the OSR-1 Zone, it shall be unlawful to subdivide a parcel of land fifteen (15) acres or greater into a parcel of less than fifteen (15) acres except by variance, special exception or conditional use.
- (2) The lot area requirement for a single-family detached dwelling shall be twenty thousand (20,000) square feet.

B. Minimum lot width shall be as follows:

- (1) Single-family detached dwelling: one hundred twenty (120) feet at the minimum front yard setback line; one hundred (100) feet at the lot frontage and, if along the turnaround of a cul-de-sac, eighty (80) feet at the lot frontage.

C. Minimum lot depth shall be one hundred sixty (160) feet.

D. Minimum setback requirements shall be as follows:

- (1) Principal buildings or structures:
 - (a) Front yard setback: sixty (60) feet from the street right-of-way line.
 - (b) Side yard setbacks: twenty (20) feet on each side [forty (40) feet total].
 - (c) Rear yard setback: forty (40) feet.
- (2) Accessory buildings or structures:
 - (a) Front yard setback. No accessory use (except permitted signs) shall be located within the front yard.
 - (b) Side yard setbacks: ten (10) feet on each side [twenty (20) feet total].
 - (c) Rear yard setback: ten (10) feet.

E. Maximum permitted heights shall be as follows:

(1) Principal buildings or structures: thirty-five (35) feet

(2) Accessory buildings or structures: fifteen (15) feet.

F. Maximum lot coverage shall be thirty-five percent (35%).

§ 150-228.6. Open space residential development criteria.

A. General.

(1) Within the OSR-1 Zone, an open space residential development is permitted, provided that:

(a) The parcel has a minimum size of fifteen (15) acres.

(b) The density of the parcel may not exceed the density that would be possible under conventional R-1 development. (A sketch plan is required showing conventional R-1 development potential to determine the density of the open space development.)

(2) Public sewer and water are required to serve an open space development if available within one thousand (1,000) feet of the property. If a sewer is not available within one thousand (1,000) feet, capped sewers are required if a sewer will be available within five (5) years of completion of the development.

B. Open space requirements. Within an open space development, a minimum of forty-five percent (45%) of the parcel must remain in open space.

C. Design criteria for single-family detached units shall be as follows:

(1) Minimum lot area shall be ten thousand (10,000) square feet.

(2) Minimum lot width shall be eighty (80) feet at the minimum front yard setback line, seventy (70) feet at the lot frontage and, if along the turnaround of a cul-de-sac, sixty-five (65) feet at the lot frontage.

(3) Minimum lot depth shall be one hundred twenty-five (125) feet.

(4) Minimum setback requirements:

(a) Front yard setback: twenty-five (25) feet from the right-of-way of a local road and fifty (50) feet from the street right-of-way of collector and arterial streets.

(b) Side yard setback: ten (10) feet on each side, twenty (20) feet total from interior and perimeter property lines.

(c) Rear yard setback: thirty (30) feet from interior property lines and fifty (50) feet from perimeter.

D. Design standards form accessory uses.

(1) Accessory use setbacks shall be the same as those imposed on principal uses, except that the rear yard setback may be reduced to five (5) feet and no accessory use (except permitted signs) shall be located within any front yard.

(2) Maximum permitted height for accessory uses is fifteen (15) feet.

E. Open space.

(1) In general, the required open space to be set aside shall attempt to preserve natural areas such as wetlands, streams, scenic views, woodlands and similar areas.

(2) Required open space areas must be in the form of large contiguous tracts, with linear trails connecting larger tracts or parks adjacent to the open space development parcel; in accordance with an open space master plan which includes the development; or in another suitable configuration approved by the Board of Supervisors.

(3) Maintenance of open space. The developer must submit a detailed statement including covenants, agreements or other specific documents showing the ownership and method of maintenance and utilization of the required open space area within the development. The covenants and agreements shall be perpetual and be recorded prior to or simultaneous with the approved plan.

(4) Future development of open space. Future development, subdivision or sale of the required open space shall be prohibited without prior permission from West Manchester Township. A note to this effect must be placed on the approved development plan. (See Appendix 7 of the Subdivision Ordinance.)¹

(5) Required open space may not include streets, private yards, minimum required spacing between buildings or recreation land required for dedication to the township. All open space must be accessible from a public street or a public pedestrian walkway.

¹ Editors Note: See Ch. 121, Subdivision and Land Development, Appendix No.7, Plan Notations.

- (6) Use of open space may include recreation equipment, pavilions, benches, paths and walkways, athletic fields, farming, passive agricultural activities and similar uses. Residential accessory structures, such as sheds, garages, fences, etc., or any commercial use shall not be permitted in the open space area.