

ARTICLE XXIIC
Open Space Residential-3 Zone (OSR-3)
[Added 6-27-1991 by Ord. No. 91-03]

§ 150-228.13. Purpose.

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

§ 150-228.14. 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.

§ 150-228.15. 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 ten (10) acres or more. (See § 150-357.1) [Added 6-28-2001 by Ord. No. 01-03]

§ 150-228.16. Reserved¹

¹ Editor's Note: Former § 150-228.16, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

§ 150-228.17. 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. In the OSR-3 Zone, it shall be unlawful to subdivide a parcel of land ten (10) acres or greater into a parcel of less than ten (10) acres except by variance, special exception or conditional use.
 - (1) Single-family detached dwelling: ten thousand (10,000) square feet.
 - (2) Other principal uses: fourteen thousand (14,000) square feet
- B. Minimum lot width shall be as follows:
 - (1) Single-family detached dwelling: 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.
 - (2) Other principal uses: one hundred (100) feet
- C. Minimum lot depth shall be one hundred twenty-five (125) feet
- D. Minimum setback requirements shall be as follows:
 - (1) Principal buildings or structures:
 - (a) Front yard setback: twenty-five (25) feet from the street right-of-way line of local roads and fifty (50) feet from the street right-of-way line of collector or arterial roads.
 - (b) Side yard setbacks: ten (10) feet on each side [twenty (20) feet total].
 - (c) Rear yard setback: thirty (30) 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: five (5) feet on each side [ten (10) feet total].
 - (c) Rear yard setback: five (5) 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.

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

§ 150-228.18. Open space residential development criteria.

A. General. Within an open space residential development, single-family attached residential development, single-family detached development or a combination thereof is permitted, provided that:

(1) The parcel has a minimum size of ten (10) acres.

(2) The density of the parcel may not exceed the density that would be possible under conventional R-3 development. (A sketch plan is required showing conventional R-3 development potential to determine the density of the open space development).

(3) Public sewer and water are required to serve an open space development.

(4) To the extent practical, all housing types shall be developed simultaneously.

B. Open space requirements.

(1) When the open space development consists of all single-family attached dwellings (townhouses), a minimum of fifty-five percent (55%) of the parcel must remain in open space.

(2) When the open space development consists of a mixture of single-family attached dwellings and at least twenty percent (20%) single-family detached dwellings, a minimum of forty percent (40%) of the parcel must remain in open space.

(3) When any other combination of dwelling units other than those specified above is proposed, at least fifty percent (50%) of the parcel must remain in open space.

C. Design standards for single-family attached dwellings (townhouses) shall be as follows:

(1) Minimum lot area shall be two thousand four hundred (2,400) square feet per dwelling unit.

- (2) Minimum width shall be twenty-four (24) feet per dwelling unit.
- (3) Minimum lot depth shall be one hundred (100) 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; provided, however, that within each town-house grouping containing four (4) or more units, no more than sixty percent (60%) of such units may have the same front yard setback. Furthermore, no more than two (2) contiguous units may have the same front yard setback. The minimum difference of staggered setbacks must be two (2) feet.
 - (b) Side yard setbacks. Each end unit shall provide a fifteen-foot side yard setback from interior development property lines and fifty (50) feet from the perimeter property lines of the open space development parcel.
 - (c) Rear yard setback: thirty-five (35) feet from interior property lines and seventy (70) feet from perimeter property lines of the open space development parcel.
- (5) Maximum length of townhouse grouping. No grouping may contain more than six (6) townhouse units, nor exceed an overall length of one hundred sixty (160) feet, except that individual groupings may contain up to eight (8) units and have a maximum length of two hundred (200) feet, if the grouping complies with any one (1) of the following:
 - (a) No more than eighty percent (80%) of the grouping shall be visible from adjoining lands zoned for single-family detached dwellings and/or adjoining public streets. Such determination shall be made at the subject property's common property line with the adjoining zone and/or public street.
 - (b) No portion of the grouping shall be located within three hundred (300) feet of any adjoining land zoned for single-family detached dwellings and/or adjoining public streets.
 - (c) The grouping is arranged in a manner that is substantially perpendicular to any adjoining land zoned for single-family detached dwellings and/or adjoining public streets, and also complies with one (1) of the following:

[1] The grouping is comprised of townhouse units that, in addition to the front yard setback staggering required in [§ 150-228.12C\(4\)\(a\)](#), have varying rooflines of at least twenty-four (24) inches. No more than two

(2) contiguous units shall have identical rooflines that generally parallel the ground along the same horizontal plane.

[2] The grouping contains multiple-story town-house units that are connected by one-story garages. End units can also have attached one-story garages that are only connected to the end unit.

(6) Minimum separation between buildings. In those town-house developments constructed upon common lands, the following separation distances shall be provided between each townhouse building/grouping:

(a) Front to front, rear to rear, or front to rear parallel buildings shall have seventy (70) feet between the faces of the buildings. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.

(b) A yard space of thirty (30) feet is required between end walls of buildings for each two-story building, plus five (5) feet for each additional story. If the buildings are at right angles to each other, the distance between the corners of the end walls of buildings may be reduced to a minimum of twenty (20) feet.

(c) A yard space of thirty (30) feet is required between end walls and front or rear faces of buildings for each two-story building, plus five (5) feet for each additional story.

(7) Maximum permitted height shall be thirty-five (35) feet.

(8) Maximum lot coverage shall be seventy percent (70%).

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

(1) Minimum lot area shall be eight thousand (8,000) 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 (100) feet.

(4) Minimum setback requirements:

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

(b) Side yard setbacks: 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.

E. Design standards for accessory uses. See § 150-228.5 D(2).

F. 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.)³
- (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.
- (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.

3 Editor's Note: See Ch. 121, Subdivision and Land Development, Appendix No.7, Plan Notations.