

ARTICLE 4

C-CONSERVATION DISTRICT

Section 401. PURPOSE

The Conservation District is established to protect Lykens Township's most environmentally sensitive areas and provide a regulatory mechanism through which development can occur with minimal environmental impact. This zoning district is applied to lands that have significant limitations to development based on their physiographic, geologic, hydrologic soil, slope, and vegetative characteristics. The district is intended to implement policies established in the Lykens Township Comprehensive Plan by 1) discouraging high intensity land uses in sensitive areas; and 2) encouraging natural resource protection and conservation. The Conservation District is based on studies found in the Comprehensive Plan. The district identifies sensitive lands and distinguishes them from other areas appropriate for farming and urban development.

Section 402. PERMITTED USES

A building may be erected and a lot may be used or occupied for any of the following purposes:

- A. Agricultural Uses
- B. Boarding Stable
- C. Cemetery
- D. Commercial Greenhouse
- E. Communication Facilities
- F. Electric Substation
- G. Electric Transmission and Distribution Facilities
- H. Farm
- I. Government Uses
- J. Nature Preserve
- K. Nursery, Horticulture
- L. Public Stable
- M. Public Utility Facilities
- N. Recreation, Private
- O. Recreation, Public
- P. Silviculture
- Q. Wildlife Preserve
- R. Wildlife Propagation
- S. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

Section 403. ACCESSORY USES

The following accessory uses are permitted. Specific standards and requirements for accessory uses are outlined in Article 19.

- A. Animal Grazing and Containment
- B. Antenna
- C. Antenna, Satellite Dish
- D. Fences
- E. Garden Structures
- F. Home Occupations
- G. Irrigation Facilities
- H. Ornamental Ponds and Wading Pools
- I. Private Garage
- J. Private Greenhouse
- K. Private Stable
- L. Private Swimming Pools
- M. Private Wells
- N. Roadside Stand
- O. Storage Buildings
- P. Wind Energy Conversion Systems
- Q. Any accessory use determined by the Zoning Officer to be of the same general character as the above listed accessory uses.

Section 404. CONDITIONAL USES

When authorized by the Lykens Township Board of Supervisors, the following conditional uses are permitted in accordance with the specific standards and requirements set forth in Article 20.

- A. Campground
- B. Dwelling, Industrialized Housing
- C. Dwelling, Manufactured Home
- D. Dwelling, Mobile Home
- E. Dwelling, Seasonal
- F. Dwelling, Single-Family Detached
- G. Mining
- H. Timber Harvesting

Section 405. HEIGHT REGULATIONS

The height of a principal building shall not exceed thirty-five (35') feet. No accessory building shall exceed twenty-four (24') feet in height, except that accessory buildings used for agricultural uses shall be exempt from height restrictions.

Section 406. LOT AREA AND LOT WIDTH REGULATIONS

The minimum lot area and width shall be established by the following standards:

- A. The minimum lot area shall be three (3) acres when the average slope of the site before grading is less than ten (10%) percent. The minimum lot width shall be not less than two hundred fifty (250') feet along the street right-of-way line.
- B. The minimum lot area shall be five (5) acres when the average slope of the site before grading is ten (10%) percent to fifteen (15%) percent. The minimum lot width shall be not less than two hundred fifty (250') feet along the street right-of-way line.
- C. The minimum lot area shall be ten (10) acres when the average slope of the site before grading is fifteen (15%) percent to twenty (20%) percent. The minimum lot width shall be not less than three hundred fifty (350') feet along the street right-of-way line.
- D. Where the average slope of the site exceeds twenty (20%) percent development is prohibited.
- E. The average slope of a lot shall be determined in accordance with the mathematical formula for "Average Slope" provided in Article 2. (See Average Slope).

Section 407. YARD REGULATIONS

Each lot shall have front, side and rear yards of not less than the depth and width indicated below.

- A. Front yard depth: forty (40') feet from any major collector street as defined in the Lykens Township Comprehensive Plan.
- B. Front yard depth, all other streets: thirty (30') feet.
- C. Side yard width: fifteen (15') feet each, on interior lot. On a corner lot, the side yard abutting the street shall be not less than thirty (30') feet in width.

D. Rear yard depth: twenty-five (25') feet.

Section 408. COVERAGE REGULATIONS

The building(s), structure(s), and impervious surface coverage shall not be more than four (4%) percent.

Section 409. FLOOD PLAIN PROTECTION OVERLAY

Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements of Article 11.

Section 410. ENVIRONMENTAL PROTECTION OVERLAY

Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the specific requirements of Article 12.

Section 411. DEVELOPMENT STANDARDS

Construction, developments, and improvements shall meet the requirements and standards set forth in Article 14.

Section 412. PERFORMANCE STANDARDS

All developments and uses shall meet the performance standards set forth in Article 15.

Section 413. MOTOR VEHICLE ACCESS

Where motor vehicle access is provided from a public or private road to a lot or development, the motor vehicle access requirement shall apply, as set forth in Article 16.

Section 414. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Article 17.

Section 415. SIGNS

Signs shall be provided in accordance with the standards set forth in Article 18.