

ZONING

27 Attachment 4

Township of Ferguson

§ 27-205.4 Forest/Game Lands (FG) District Quick [Amended by Ord. No. 1087, 2/21/2023]

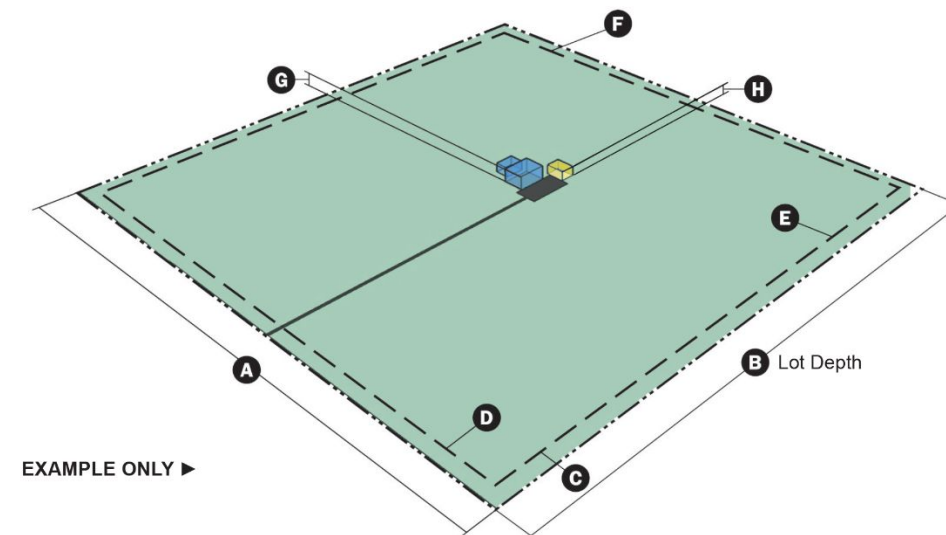
AREA AND BULK CATEGORY	PRINCIPAL USES		ACCESSORY USES				
	Use	Area and Bulk Categories	1	2	3	4	
1	Any Use Owned or Managed by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) or the State Game Commission	P					
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P					
1	Forestry	P					
2	Archery and Shooting Ranges, Indoor/Outdoor	P					
2	Camping Grounds	C					
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P					
2	Park and Outdoor Recreational Facilities, Community, Public	P					
2	Park and Outdoor Recreational Facilities, Regional, Public	P					
2	Park and Outdoor Recreational Facilities, Private	C					
2	Recreation Facilities for Employees, Faculty & Students	P					
2	Seasonal Dwellings	P					
3	Commercial Hunting Preserves	P					
3	Community Gardens	P					
3	Conservation Areas	P					
3	General Weather, Radio and Satellite Research	P					
3	Nature Education Centers	P					
4	Communication Facilities*	C					
4	Communications Towers*	C					
4	Essential Services – Type 1	P					

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	25 ac	10 ac	1 ac	n/a	n/a	
	Lot Width	at Building Setback Line	300 ft	150 ft	150 ft	150 ft	n/a
		at Street Line	300 ft	150 ft	150 ft	150 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	500 ft	n/a
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	500 ft	n/a
		E Side Yard, for Principal Use	100 ft	100 ft	50 ft	500 ft	n/a
F Rear Yard, for Principal Use		75 ft	75 ft	50 ft	500 ft	n/a	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	200 ft	n/a
		H Accessory Structure	40 ft	40 ft	40 ft	40 ft	n/a
	Coverage	Building	n/a	5%	15%	n/a	n/a
Impervious Surface		5%	10%	25%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – agricultural and conservation activities
- 2 – recreational uses
- 3 – research and institutional uses
- 4 – utility and communication facilities

*See §27-710-Wireless Communication Facilities for applicable Setback and Height requirements.



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception