

ZONING

200 Attachment 4

Township of College

**Criteria and Standards for the Open Space Recreation Conservation District
[Amended 11-20-2014 by Ord. No. O-14-17; 7-21-2022 by Ord. No. O-22-02]**

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
Primary Uses	One acres	100 at the building setback line; 50 at the property line	20% (building) 30% (total impervious)	20	20	30	35
(1) Arboretums, gardens and other landscaped areas							
(2) Bandshells and open-air amphitheaters							
(3) Community centers open to the general public							
(4) Conservation uses							
(5) Educational and research activities related to conservation uses							
(6) Equestrian trails							
(7) Historic sites, structures and monuments							
(8) Pasture uses							
(9) Recreational structures for passive recreation uses as defined herein							
(10) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						
Accessory Uses	See primary use to which it is accessory.						
(11) Food service uses compatible with the above							
(12) Customary uses accessory to the above; essential services							
(13) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						
<u>Off-Street Parking and Design Standards</u>							
In order to meet the objectives of this district, off-street parking shall be provided in accordance with the regulations in § 200-38 with the following exception: Parking areas shall be permitted to use approved permeable materials and all-weather materials, which includes crushed stone, asphalt, concrete or other hard surface materials.							
<u>Buildings</u>							
All development activities related to the existing use must maintain a minimum riparian buffer of 100 feet from top of:							
(1) Wetlands as determined by the U.S. Army Corps of Engineers and/or by a qualified soil scientist; and							
(2) One-hundred-year floodplain boundaries as identified by FEMA mapping.							