

ZONING

250 Attachment 4

**Township of Eldred**

**C Conservation District**

[Amended 2-1-2006 by Ord. No. 02.01.2006; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

**Uses and Structures**

<b>Permitted Principal Uses and Structures (Zoning Officer)</b>	<b>Permitted Accessory Uses and Structures (Zoning Officer)</b>	<b>Special Exception Uses and Structures (Zoning Hearing Board)</b>
Land cultivation	Uses and structures customarily incidental to an approved principal use	Outdoor commercial recreation uses, including campgrounds, golf courses, and similar activities (see § 250-423)
Raising or livestock or poultry, excluding concentrated animal feeding operations (see Special Exception Uses in A District)	Roadside stands for the sale of products grown on the premises (see § 250-421)	Commercial communications antennas, towers, and/or equipment buildings (see § 250-425)
Horticultural activities, including nurseries, greenhouses, orchards and/or garden shops	Home occupations (see § 250-427)	Mineral extraction operations (see § 250-418)
Stables, riding academies, or kennels	No-impact home-based business	Group homes (see § 250-408)
Forestry or forest management activities, including sawmills (see § 250-419)	Farm-related businesses for the processing, storage or sale of products produced or raised on the premises (see § 250-428)	Bed-and-breakfast establishments (see § 250-411)
Public or private conservation areas, including state game or forest lands, wildlife or nature preserves	Private swimming pools (see § 250-426)	Utility supply facilities (see § 250-424)
Parks or public recreation facilities	Family day-care homes	Family care unit
Single-family detached dwellings, including mobile homes (see § 250-402)	On-lot storage (see § 250-430)	

ELDRED CODE

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Camps, cabins or vacation homes (see § 250-422)	Signs (see § 250-705)	
Animal husbandry	Off-street parking and/or loading areas (see Article VIII)	

**Lot, Yard, and Open Space Requirements**

<b>Minimum Lot Requirements (See § 250-501)</b>	<b>Minimum Yard Requirements (See § 250-502)</b>	<b>Maximum Height Requirements (See § 250-503)</b>
Minimum lot area per principal structure or use:	Front yard: 50 feet from edge of road right-of-way	Principal and accessory nonagricultural structures: 40 feet or 2 1/2 stories, whichever is greater
Single-family detached dwellings and other principal uses -	Side yards: 25 feet each side	Agricultural structures: no maximum
Lots with average slope of 10% or less - 2 acres (87,120 square feet) per dwelling unit or use, except as provided below	Rear yard: 25 feet	
Lots with average slope greater than 10% but less than 25% - 3 acres (130,680 square feet) per dwelling unit or use		
Lots with average slope greater than 25% - 5 acres (217,800 square feet) per dwelling unit or use		
Mineral extraction operations - 5 acres		
All lots shall meet the requirements of the PA Sewage Facilities Act <sup>1</sup> and all other		

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<b>Minimum Lot Requirements (See § 250-501)</b>	<b>Minimum Yard Requirements (See § 250-502)</b>	<b>Maximum Height Requirements (See § 250-503)</b>
state or local sewage regulations		
Minimum lot width (measured at building setback line):		
Lots with average slope of 10% or less - 200 feet		
Lots with average slope of greater than 10% - 250 feet		
Maximum building coverage: 10%		

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<sup>1</sup> Editor's Note: See 35 P.S. § 750.1 et seq.