

ZONING

285 Attachment 2

Township of West Lampeter

C Conservation Zoning District Section 285-41

Purpose. Areas planned for parks and recreation facilities or land preservation activities are appropriate for this future land use category. It is also used to delineate intended areas for a greenbelt around the villages to separate them from nearby, more intense uses.

Permitted Uses (The use is permitted by right in this district)

Primary:		
Single-family dwelling	Cemetery	Community recreation park
Crop farming and wholesale greenhouse	Golf course	Hunting and fishing club
Nature preserve/education center	Plant nursery or tree farm	Public recreation park
Raising livestock (not intensive)	Township government uses	
Accessory:		
Accessory day care	Accessory roof-mounted solar	Home occupation (no-impact)
Retail sales of agricultural products	Stable (household and nonhousehold)	

Special Exception Uses - (The use needs the permission of the Zoning Hearing Board)

Primary:		
Bed-and-breakfast	Cultural center/museum	Emergency services station
Government facility	Public utility facility	Retreat center
Swimming pool (nonhousehold)		
Accessory:		
Accessory dwelling unit	Composting	Home occupation (general)
Keeping of bees	Sewage sludge	

Conditional Uses - (The Use needs the permission of the Board of Supervisors)

Camp	Farm-related business	Groundwater/spring water withdrawal
Sewage treatment plant		

Dimensional Requirements

Minimum Lot Area	Minimum Lot Width at Building Setback (feet)	Maximum Lot Coverage (Building/Maximum) (feet)	Height (No. stories/feet)	Minimum Yard Setbacks (feet)			
				Front	Side	Total Both Sides	Rear
3 acres	250	10/20	2.5/40	50	15	30	50