

ARTICLE 10

OPEN SPACE DISTRICTS

10.01 Districts Established

10.02 OS-1 Passive Open Space District

10.03 AP-1 Active Park District

10.01 DISTRICTS ESTABLISHED: The Township hereby establishes the following Open Space Districts:

- (a) **OS-1 Passive Open Space District** is hereby established to promote the health, safety, and general welfare in order to:
- (1) Protect and preserve wilderness areas, open spaces, surface water, and scenic areas.
 - (2) Conserve fish and wildlife.
 - (3) Promote public stewardship of forests and wetlands.
 - (4) Permit public agencies to continue their conservation programs, which include hunting and fishing by the public as a means of maintaining a balanced natural world.
 - (5) Protect, promote and maintain the area's ecosystem.
 - (6) Enhance the public's knowledge of the area's ecosystem.
 - (7) Educate the public with respect to the preservation of natural habitats.
 - (8) Protect groundwater recharge aquifers.
 - (9) Control storm water runoff.
- (b) **AP-1 Active Park District** is hereby established to promote the public health, safety and general welfare in order to:
- (1) Provide recreational facilities for the general population within a park-like setting and atmosphere
 - (2) Promote certain healthy and beneficial outdoor leisure time activities for the general population which do not present a significant risk of harm to others.
 - (3) Afford reasonable access by the public to outdoor athletic, social, and educational activities.
 - (4) Achieve a balance between the public's need for active outdoor recreational facilities and the preservation of open space, light, and air for the enjoyment of such activities.
 - (5) Unlike the Passive Open Space (OS-1) District, the Active Park (AP-1) District recognizes that certain outdoor activities may require the modification and alteration of the natural terrain and disturbance of natural habitat.

10.02 OS-1 PASSIVE OPEN SPACE DISTRICT

- (a) **Principal Permitted Buildings, Structures and Uses.** Only buildings, structures and uses listed in this Section as permitted buildings, structures or uses are allowed in the OS-1 District:
- (1) Agriculture.
 - (2) Non-vehicular trails for bicycling, cross country skiing, hiking and running.
 - (3) Blinds, decks and platforms for nature observation.
 - (4) Buildings, structures and uses for educational and administrative purposes.
 - (5) Ponds or lakes for boating, fishing and swimming.
 - (6) Reservoirs for urban and rural water supply.
 - (7) Passive open space including natural environmental features, water areas, and landscaping that is totally unobstructed by buildings and structures.
 - (8) Hunting in designated areas.
 - (9) Boat docks and launches.
- (b) **Permitted Accessory Buildings, Structures and Uses:**
- (1) Containers and dumpsters for waste materials.
 - (2) Outdoor lighting in accordance with this Resolution, Section 4A.11.
 - (3) Outdoor storage of materials in accordance with this Resolution, Section 5.02
 - (d). ³⁻⁶⁻¹³
 - (4) Maintenance buildings for storage of equipment and materials.
 - (5) Driveways, roads and parking areas shall be developed to blend with the natural features of the landscape and minimize detrimental visual, storm water run off and ecological impacts upon the OS-1 District.
 - (6) Restroom facilities.
 - (7) Signs: Maximum sign face shall not exceed 70 square feet with a minimum setback of at least one foot from any lot line per square foot of sign area. Signs shall be designed and placed to minimize adverse visual and ecological impact upon the OS-1 District.
 - (8) Storm water detention or retention facilities.
 - (9) Water supply and sewage treatment facilities.
 - (10) Bicycle racks.
- (c) **Prohibited Buildings, Structures and Uses:** Any building, structure or use not specifically listed as permitted in subsections (a) and (b) above shall be prohibited.
- (d) **Principal Permitted and Accessory Building, Structure and Use Requirements:**
- (1) Minimum Yards: The minimum yards shall be as follows:
 - a. Minimum front yard setback: 150 feet
 - b. Minimum side yards setback: 100 feet
 - c. Minimum rear yard setback: 100 feet
 - (2) Minimum Lot Width: Minimum lot width shall be 200 feet.

- (3) **Minimum Buffer Zone:** A minimum buffer zone setback maintained within the OS-1 District shall consist of 200 feet, established where the OS-1 District boundary is contiguous with any Residential District boundary as shown on the official township zoning district map. There shall be no buildings, structures or uses and there shall be no off-street parking spaces and signs in the buffer zone setback.
- (4) **Maximum Lot Coverage:** The maximum lot coverage shall be 10%.
- (5) **Maximum Height:** The maximum height of buildings and structures, exclusive of radio and telecommunications towers cited in Article 7 shall be 35 feet.
- (6) **Minimum Distance Between Buildings:** The minimum distance between buildings on the same lot shall be 20 feet. This distance shall be measured in a straight line from an exterior wall or foundation of a building to the nearest exterior wall or foundation of another building.
- (7) **Parking Requirements:**
 - a. **Permitted Outdoor Recreation Uses:** Not more than 1 parking space per 4 acres.
 - b. **Permitted Indoor Activities and Uses:** Not more than 1 space of impervious parking for every 500 square feet of interior floor area. This may be supplemented by not more than 1 space of pervious parking for every 200 square feet of interior floor area.

10.03 AP-1 ACTIVE PARK DISTRICT

(a) Principal Permitted Buildings, Structures and Uses. Only buildings, structures and uses listed in this Section as permitted buildings, structures or uses are allowed in the AP-1 District:

- (1) Outdoor ball fields and games including hardball, softball, soccer, football, lacrosse, rugby, track and field.
- (2) Outdoor skating rinks.
- (3) Outdoor tennis, basketball, horseshoe, volleyball, badminton, bocce ball, and shuffleboard courts.
- (4) Picnic grounds and pavilions.
- (5) Playgrounds and playground equipment.
- (6) Swimming pools and pool houses.
- (7) All of the permitted uses allowed in the OS-1 District.

(b) Permitted Accessory Buildings, Structures and Uses:

- (1) Concession stands.
- (2) Grandstands for spectators, limited to four (4) rows in height, thirty (30) feet in length, and two (2) per ball field.
- (3) All of the accessory buildings, structures, and uses allowed in the OS-1 District.
- (4) Outdoor lighting in accordance with this Resolution, Section 4A.11.

- (5) Noise regulations in accordance with this Resolution, Section 4A.12.
- (6) Outdoor storage of materials in accordance with this Resolution, Section 5.02
- (d). 3-6-13

(c) Prohibited Buildings, Structures and Uses: Any building, structure or use not specifically listed as permitted in subsections (a) and (b) above shall be prohibited.

(d) Principal Permitted and Accessory Building, Structure and Use Requirements:

- (1) Minimum Yards: The minimum yards shall be as follows:
 - a. Minimum front yard setback: 150 feet
 - b. Minimum side yards setback: 100 feet
 - c. Minimum rear yard setback: 100 feet
- (2) Minimum Lot Width: Minimum lot width shall be 200 feet.
- (3) Minimum Buffer Zone: A minimum buffer zone setback maintained within the AP-1 District shall consist of 200 feet, established where the AP-1 District boundary is contiguous with any Residential District boundary as shown on the official township zoning district map. There shall be no buildings, structures or uses and there shall be no off-street parking spaces and signs in the buffer zone setback. (9/3/08)
- (4) Maximum Lot Coverage: The maximum lot coverage shall be 10%.
- (5) Maximum Height: The maximum height of buildings and structures, exclusive of radio and telecommunications towers cited in Article 7, shall be 35 feet.
- (6) Minimum Distance Between Buildings: The minimum distance between buildings on the same lot shall be 20 feet. This distance shall be measured in a straight line from an exterior wall or foundation of a building to the nearest exterior wall or foundation of another building.
- (7) Parking Requirements: Not more than 9 parking spaces per acre of active use park.