

**ARTICLE 5.
WOODLAND CONSERVATION
DISTRICT**

5.01 Purpose

The purpose of the Woodland Conservation District is to protect and preserve the densely wooded southern third of Southampton Township. Protecting wooded steep slope areas from indiscriminate deforestation and development, and preserving the aesthetics, recreation potential, natural resources and watershed functions are primary objectives within this District.

In a Woodland Conservation District, the regulations set forth in this article and referenced by this article shall apply.

5.02 Permitted Uses

In a W, Woodland Conservation District, no structure or land shall be used, and no structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses.

- A.** Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- B.** Public park and recreation areas, forest reserves, camps, game refuges and similar non-intensive uses.
- C.** Single Family Dwellings.
- D.** Tree farming, (Christmas trees, nursery stock, etc.) no sales; only on slopes of less than 10%.
- E.** Essential Services, as defined by this ordinance.
- F.** Forestry and timber harvesting and lumber mills.
- G.** Radio, microwave and television transmitting towers and associated structures. Communication Towers. Each tower shall be setback from all property lines a minimum distance of the height of the tower.
- H.** Agricultural Uses.
- I.** Home Occupations.
- J.** Places of Worship.

Revised as per Ordinance No. 2013-1

5.03 Accessory Uses

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas, including private garages.
- B. The keeping of a reasonable number of customary household pets or domestic animals but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed in areas that are closer to any property line than the applicable minimum yard requirements of the lot.
- C. Roadside stands not exceeding two hundred (200) square feet for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any street or highway.

5.04 Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Agency. Uses by Conditional Use shall be subject to the requirements specified in Article 11 and elsewhere in this ordinance.

- A. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of this district.
- B. Hunting, Fishing, and Private Recreational Clubs.
- C. Shooting Ranges.
- D. Campgrounds.

5.05 Lot Area and Yard Regulations

- A. Any lot, tract or parcel used for residential purposes shall comply with the following:

MINIMUM LOT SIZE	80,000 sq. ft.
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE:	200 ft.
FRONT SETBACK:	35 ft.

EACH SIDE SETBACK:15 ft.
REAR SETBACK:.....25 ft.
MAXIMUM HEIGHT:.....40 ft.

5.06 Off-Street Parking

Off-street parking shall be provided as required by Article 13, Section 13.15.

5.07 Signs

The placement, type and size of all signs erected in a W, Woodland Conservation District shall be regulated by the provisions of Article 13, Section 13.16.