

ARTICLE 14

OC - OPEN SPACE AND WATER BODY CONSERVATION DISTRICT

SECTION 14.01. PURPOSE.

It is recognized by this Ordinance that the principal use of certain open areas within the Township is and ought to be the development, management and utilization of the natural resource base possessed by these areas. In order that this value may be maintained and this use encouraged, this Ordinance has established, based upon a well-considered plan, a zoning district designed to regulate the location of buildings and structures and the use of parcels and lots in order to protect the natural resources, natural habitats of wildlife, waterways and water bodies, agricultural capabilities, public and private recreation areas, and the public health, safety, and welfare by reducing the hardships and burdens imposed upon the people of the Township by the wanton destruction of resources, the improper and wasteful use of open land, wooded areas, and periodic flooding and overflow of creeks and streams. In addition, this district will help protect human life, prevent or minimize material losses, and reduce the cost to public of rescue and relief efforts occasioned by unwise occupancy or construction of buildings in areas subject to periodic inundation, such areas being shown as flood plain by soil types as compiled by the U.S. Soil Conservation Service.

SECTION 14.02. PERMITTED USES.

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. Public and private conservation areas for the development, protection, and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
- B. A lot may be used for general and specialized farming and agricultural activities, including the raising or growing of crops, livestock, poultry, and other farm animals, products, and foodstuffs and provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water.
- C. A lot may be used for the raising or growing of plants, shrubs, and nursery stock.
- D. A sign, only in accordance with regulations specified in Article 8.
- E. Essential service structures except as provided in Section 10.15.

SECTION 14.03. CONDITIONAL USES.

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this district, subject to obtaining a conditional use permit as provided in Article 10.

- A. Public or private forest preserve, game refuge, golf course, park, camping grounds, playground, or other recreation purpose.
- B. The growing, stripping, and removal of sod, provided that said lot or portion thereof shall be seeded after stripping by fall of the same year in which it was stripped as to reduce the actual or potential erosion of soil by water or wind.
- C. Country clubhouse, swimming pool, bath house, and the sale of food, beverages, and recreation equipment which is incidental and accessory to a recreation use.
- D. Landfills.
- E. All buildings and structures accessory and incidental to permitted uses in this district.
- F. Development of natural resources as provided in Section 10.11.
- G. Single family dwelling.

SECTION 14.04. REGULATIONS.

The following regulations shall apply in all OS-open space water body conservation districts:

- A. Lot area. No building or structure shall be established on any lot less than five (5) acres in area.
- B. Lot width. The minimum lot width shall be three hundred (300) feet.
- C. Lot coverage. The maximum lot coverage shall not exceed ten (10) percent.
- D. Yard setback requirements:
 - 1. Front yard. Not less than sixty (60) feet from the right-of-way line.
 - 2. Side yard. Least width of either side yards shall not be less than thirty (30) feet, except in the case of a corner lot where the side yard on the road or street side shall not be less than sixty (60) feet.
 - 3. Rear yard. Not less than fifty (50) feet.
 - 4. The above requirements shall apply to every lot, building, or structure.

- E. Height. The following height requirements shall apply in this district for all buildings and structures, no building or structure shall exceed three (3) stories or forty (40) feet.
- F. Required off-street parking. As required in Article 9.
- G. Preservation of environmental quality. As required in Article 6 and in a flood plain as indicated by soil types, the construction or location of bridges, outdoor equipment, bleachers, and similar outdoor equipment or appurtenances, storage of materials and equipment is prohibited, unless such elements would not cause any significant obstruction to the flow, or reduction in the impoundment capacity of the flood plain.