

ARTICLE 800 - SPECIAL CONSERVATION DISTRICTS

Statement of Intent

In addition to the general goals listed in the Preamble, the districts established in these regulations are intended to achieve the following:

To protect and preserve the special environmental features in the Peters Creek watershed, particularly flood plains and wetlands;

To promote the development of land uses which are complimentary to the natural features of the area and the proposed Montour Trail traversing the watershed; and

To buffer this environmentally sensitive area from more intensive adjacent zoning classifications.

SECTION 801 C-D, SPECIAL CONSERVATION DISTRICT

801.1 Use Regulations

a. Uses by Right

In the C-D Districts, land, buildings and premises shall be used by right for only one or more of the following:

1. Principal Uses

- (a) Public Park or Playground
- (b) Public or Private Open Space
- (c) Nature Trail or Hiking/Biking Trail
- (d) Nature Preserve
- (e) Timber Removal, subject to Section 909

2. Accessory Uses

- (a) Public or Private Off-street Parking Areas
- (b) Signs, where authorized by this Ordinance

- (c) Other Accessory Uses, customarily incidental to the authorized principal permitted and conditional uses.

b. Conditional Uses

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below:

1. Principal Uses

- (a) Private Recreational Facilities, Commercial Recreational Facilities and Recreation-related Commercial Uses, subject to Subsection 1004.21.

2. Accessory Uses

None

801.2 Area and Bulk Regulations

For all uses in this District, the following regulations shall be observed:

- | | | |
|----|-----------------------|-------------------|
| a. | Lot Size | None Required |
| b. | Lot Width | None Required |
| c. | Lot Coverage | 25% |
| d. | Building setback line | 25 feet |
| e. | Side Yards | 10 feet each side |
| f. | Rear Yard | 20 feet |

801.3 Open Space

Fifty percent (50%) of the site shall be maintained in open space which may be natural vegetation, passive recreation areas or landscaped areas.

801.4 **Off-street Parking Regulations**

As required by Subsection 902.6 of this Ordinance.

801.5 **Off-street Loading Regulations**

None required.

801.6 **Design and Performance Standards**

As required by Sections 904 and 905 of this Ordinance.

801.7 **Procedure for Approval**

Uses in the C-D District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Plan.