

**PART 14**

**OS/P OPEN SPACE PARKLAND DISTRICT**

**§27-1401. District Purpose.**

The purpose of the OS/P Open Space District is to protect environmentally sensitive areas and areas of scenic beauty such as the Neshaminy Creek and encourage the preservation of land as open space and/or encourage passive and active recreation activities and to create conditions conducive to carrying out the broad purposes of this Chapter as set forth in §27-102, "Purposes."

(Ord. 319-A, 3/21/2000, Art. 14, §114-119)

**§27-1402. Applicability of Regulations.**

In the OS/P Open Space Parkland District, the regulations contained in this Part shall apply.

(Ord. 319-A, 3/21/2000, Art. 14, §114-120)

**§27-1403. Permitted Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 :

- A. A1 – general farming.
- B. A2 – nursery.
- C. C4 – library or museum.
- D. C9 – Borough services.
- E. F1 – utilities.
- F. H7 – temporary structure or use.
- G. H8 – temporary community event.
- H. H11 – telephone booth.

(Ord. 319-A, 3/21/2000, Art. 14, §114-121)

## ZONING

### **§27-1404. Uses by Special Exception.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 5 and the procedures set forth in §27-1808, "Special Exception":

- A. F4 – cellular telecommunications facilities.

(Ord. 319-A, 3/21/2000, Art. 14, §114-122)

### **§27-1405. Area and Dimensional Regulations.**

The following establishes the area and dimensional requirements for the OS/P Open Space Parkland District, except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

- A. Setbacks. Twenty-five feet minimum from any property line.
- B. Height. Thirty-five feet maximum, structures not designed for human occupancy are governed by Part 5, §27-549.
- C. Impervious Surface. Five percent maximum.

(Ord. 319-A, 3/21/2000, Art. 14, §114-123)

### **§27-1406. Special Regulations.**

In addition to the requirements of this Part a development proposed in this district shall comply with applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards." All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 14, §114-124)

### **§27-1407. [Reserved].**

(Ord. 319-A, 3/21/2000, Art. 14, §114-25)