

ARTICLE 400
CONSERVATION RESIDENTIAL (CR) DISTRICT

§ 208-401. Purpose.

It is the intent and purpose of this ZONING DISTRICT to mutually provide for DEVELOPMENT of housing opportunities and preserve identified sensitive environmental AREAS. Lands within the Conservation Residential (CR) District possess many common features, including: STEEP SLOPES, OPEN SPACES and forested AREAS, limited access to public water and sewer, natural resources and sensitive environmental AREAS, and lower densities of housing.

Past DEVELOPMENT patterns have generally included HOMES on larger LOTS either within DEVELOPMENTS or on distinct LOTS. Topography and lack of access to public utilities has limited substantial DEVELOPMENT in the western portions of this ZONING DISTRICT. New DEVELOPMENT opportunities are expected to occur in the district due to expansion of public sewer planned for this area. It is the desire of the TOWNSHIP, based upon its adopted 2006 Comprehensive Plan, that:

- future DEVELOPMENT in this area is compatible with the existing natural landscape and lower-density DEVELOPMENT patterns located within the district;
- conservation SUBDIVISIONS are the preferred DEVELOPMENT choice within this district in order to mutually accommodate the DEVELOPMENT of property and the protection of sensitive environmental AREAS; and
- DEVELOPMENT of single-FAMILY HOMES on larger LOTS is consistent with past DEVELOPMENT patterns of the district and compatible with conservation SUBDIVISIONS, when developed according to the standards included within this section.

§ 208-402. Permitted Principal USES, CONDITIONAL USES and ACCESSORY USES.

- A. Principal USES permitted-by-right for the Conservation Residential District are listed in the table of USES located in Article 300, §208-301.
- B. CONDITIONAL USES allowed within the Conservation Residential District are listed in the table of USES located in Article 300, §208-301.
- C. ACCESSORY USES permitted-by-right or as a conditional USE in the Conservation Residential District are listed in the table of ACCESSORY USES located in Article 300, §208-302. Requirements applicable to ACCESSORY USES in the district are located in §208-304.

§ 208-403. Area and BULK Standards.

- A. Area and BULK Standards for the Conservation Residential District are listed in the table in Article 300, §208-303.

§ 208-404. Supplementary Regulations.

- A. Parking Requirements in Article 1900.
- B. SIGN Requirements in Article 2100.