

## ARTICLE VIII

### S-D SPECIAL DEVELOPMENT DISTRICT

#### 1300 PURPOSE

The purpose of the S-D, Special Development, District is to accommodate the existing landfill, slate, and fly ash dumps and provide for the reclamation and appropriate re-use of the reclaimed property.

#### 1301 AUTHORIZED USES

In the S-D, Special Development District, only the following uses are authorized:

##### A. Permitted Uses

###### 1. Principal Uses

- (a) Agriculture, subject to Section 1608
- (b) Golf Course
- (c) Essential Services

###### 2. Accessory Uses

- (a) Signs, subject to Article XVIII
- (b) Offstreet Parking and Loading, subject to Article XVII
- (c) Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District
- (d) Fences, subject to §1603.3
- (e) Temporary Construction Trailers, Model Home or Sales Office, subject to Section 1607

##### B. CONDITIONAL USES

###### 1. Principal Uses

- (a) Commercial Communications Tower, Subject to §1503.8
- (b) Commercial Recreation, subject to § 1503.9
- (c) Landfill, subject to §1502.17
- (d) Slate and Fly Ash Dumps, Subject to § 1503.17
- (e) Noncommercial Recreation, subject to §1503.25
- (f) Private Club, subject to §1503.23
- (g) Public Recreation, subject to §1503.25
- (h) Public Buildings, subject to §1503.7
- (i) Public Utility Installation, subject to §1503.26

##### C. USES BY SPECIAL EXCEPTION

###### 1. Principal Uses

- (a) Comparable Uses not Specifically Listed, Subject to § 1503.10

**1302 AREA AND BULK REGULATIONS**

**In the S-D, Special Development District all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.**

<b>A. MINIMUM LOT AREA:</b>	
<b>Landfill:</b>	<b>100 Acres</b>
<b>Slate or Fly Ash Dump:</b>	<b>40 Acres</b>
<b>All Other Principal Uses:</b>	<b>10 Acres</b>
<b>B. MINIMUM LOT WIDTH</b>	<b>100 Feet</b>
<b>C. MAXIMUM LOT COVERAGE</b>	<b>35%</b>
<b>D. MINIMUM FRONT YARD</b>	
<b>Landfill:</b>	<b>100 Feet</b>
<b>Slate or Fly Ash Dumps:</b>	<b>75 Feet</b>
<b>All Other Principal Uses:</b>	<b>50 Feet</b>
<b>E. MINIMUM REAR YARD</b>	
<b>Landfill:</b>	<b>200 Feet</b>
<b>Slate or Fly Ash Dumps:</b>	<b>75 Feet</b>
<b>All Other Principal Structures:</b>	
<b>Adjoining any “R” District:</b>	<b>75 Feet</b>
<b>All Others:</b>	<b>40 Feet</b>
<b>All Accessory Structures:</b>	<b>20 Feet</b>
<b>F. MINIMUM SIDE YARD</b>	
<b>Landfill:</b>	<b>200 Feet</b>
<b>Slate or Fly Ash Dumps:</b>	<b>75 Feet</b>
<b>All Other Principal Uses</b>	
<b>Adjoining any “R” District:</b>	<b>75 Feet</b>
<b>All others:</b>	<b>40 Feet</b>
<b>All Accessory Structures:</b>	<b>20 Feet</b>
<b>G. SPECIAL YARD REQUIREMENTS:</b>	<b>See Section 1603</b>
<b>H. PERMITTED PROJECTIONS INTO REQUIRED YARD:</b>	<b>See Section 1604</b>
<b>I. MAXIMUM HEIGHT:</b>	
<b>All Principal Structures:</b>	<b>3 stories and no more than 45 feet</b>
<b>All Accessory Structures:</b>	<b>1 story and no more than 20 feet</b>

**J. HEIGHT EXCEPTION:**

**See Section 1605**

**1303 PARKING AND LOADING**

**See Article XVII**

**1304 SIGNS**

**See Article XVIII**

**1305 SCREENING AND LANDSCAPING**

**See Article 1602**

**1306 STORAGE**

**See Section 1609**