

390 BLUE MOUNTAIN (BM) DISTRICT

391 Intent

The purpose of this district is to protect the Blue Mountain and its wooded base and the Slatington Borough watershed from extensive development.

392 Permitted Use

Only one permitted use per lot of the following uses are permitted by right in this district:

392.1 Single family detached dwelling.

392.2 Nurseries and greenhouses.

392.3 Agriculture.

392.4 A building, structure, or facility owned and used by a public utility for the direct provision of services to the public.

392.5 Forestry

393 Accessory Uses

These uses occur on the same lot as the permitted use and are customarily incidental and subordinate to the permitted use. Accessory uses shall meet all yard and other applicable regulations of this Ordinance. Only the following accessory uses are permitted in this district:

393.1 Private garage or parking area, pursuant to Section 430.

393.2 Other customary accessory structures and uses, pursuant to Section 411.

393.3 Signs, pursuant to Section 440.

393.4 Home occupation, pursuant to Section 450.

393.5 Non-commercial swimming pool, pursuant to Section 424.

393.6 No-Impact home based business, pursuant to Section 451.

394 Special Exception Use

Applications for these uses are subject to review by the Zoning Hearing Board according to the provisions of Section 740. These uses shall be permitted after the Zoning Hearing Board has determined that the relevant standards and criteria contained in Section 500 are met. The Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purpose of this Zoning Ordinance and to protect the public health, safety, morals and the general welfare. Only the following special exception uses are permitted in this district:

394.1 Membership club or lodge for hunting, fishing, gunning.

394.2 Extraction of natural resources.

394.3 Commercial stable or riding academy.

394.4 Outdoor recreation areas.

395 Lot Area, Width, Building Coverage and Height, and Frontage on Approved Public Street Requirements

	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum Building Height
All permitted uses	10 acres	500 ft.	10%	35 ft.

396 Minimum Yard Requirements

	Front Yard	Side Yards	Side Yard with Abutting Street	Rear Yard
All permitted uses	50 ft.	100 ft.	100 ft.	100 ft.

397 Site Plan Approval

397.1 Required for all Special Exception uses.

397.2 Required for all public utility buildings, structures and facilities.