

SINGLE SOURCE CATEGORIES:

PURPOSES AND DEFINING ATTRIBUTES

- 1) Agriculture and Open Space Preservation (AG) (*green*). The primary permitted use is farming /agricultural. Sometimes described as an “exclusive AG zone.” The primary purposes are to support agriculture and to preserve, conserve and protect farmland. The districts generally requires a minimum lot size of approximately 2 acres or more but may also use a sliding scale or other provisions to limit the number of residential lots and preserve farmland and/or open space. In those instances minimum lot size might be one acre or less and/or there may be a maximum lot size requirement.
 - To the extent that residential subdivisions are allowed, the clustering of home sites is often encouraged in ways that preserve farmland and/or open space and minimize conflicts with agriculture.
 - A significant number of working farms, the existence of “prime or unique” farmland soils, large parcel size and the lack of utilities are typically the main physical characteristics of this type of district.
 - These districts may also allow for a list of “rural compatible” public and private uses on large tracts of land (sanitary landfills, small airports, natural resource extraction).
 - These districts may or may not allow for limited number of farm related or open space related commercial uses such as migrant housing or golf courses.

- 2) Residential (*yellow different shade for each*)
 - a. **Rural Estate (RE)**. The primary long term permitted use is single family residential on minimum lots of approximately 1 or 2 acres in size or larger. The districts are intended to address the demand for single-family development in rural, generally low density patterns.
 - While agriculture may be identified as a significant permitted use, the farmland itself it may be recognized as being somewhat “marginal” and valued more for its open space than its economic significance. As a result farming is not necessarily viewed or promoted as the likely “long range” primary use within the district.
 - Overall, residential development is intended to be sparse but it may be clustered at relatively higher net densities in order to maintain larger consolidated tracts of open space and the rural character of the area.
 - A longer list of “rural compatible” public and commercial uses requiring relatively large acres of land are typically permitted in these districts, most

often by special use permit. They often include golf courses, landing strips, camps and campgrounds, public parks, public and private natural areas and hunting preserves. Others may include race tracks, landing strips and outdoor sports or entertainment venues, sanitary landfills, airports, natural resource extraction.

- State mandated PA 177 Open Space provisions and open space planned unit developments (PUDs) are two methods that may be used to accomplish this. Such areas are not individually mapped.
- When used within the same community with a more "exclusive AG zone" as described above, Rural Estate districts are usually not characterized as possessing much or as much "prime or unique farmland" soils and/or will no longer exhibit a significant amount of relatively un-fragmented land.
- Extensive land fragmentation and relatively little "active farming", coupled with lack of utilities and significant natural features such as woodlands, wetlands and relatively extreme topography are often the significant bundle of physical characteristics used when establishing "rural estate districts".

b. **Single Family Detached (RS)** The predominant land use intended for these zoning districts are single-family detached suburban and urban neighborhoods having lots one acre in size (without utilities). In areas with utilities lots of around 20,000 square feet or smaller are typical.

- Manufactured home parks and single family lake residential districts are included in this category of districts but are not individually mapped.
- Residential Planned Unit Developments (PUDs) (or portions thereof) that have been flexibly designed or developed to support primarily detached single family residential development at a gross density of under one du/acre are included in this category.
- These districts generally permit recreational, institutional, and educational uses that are both compatible with and convenient to the residents of the district.
- Depending on the community, a mixed density approach involving attached two and small multi- family unit (4 to 6 unit) dwellings may also be permitted on a limited basis, often (but not always) being restricted to along major arteries or transit routes.
- Other uses that may also be permitted include housing for the elderly, assisted living facilities and nursing homes.

c. **Multi-family (RM)**. These districts provide for attached and multi-family dwellings (two units or more). Housing can be owner occupied (condominiums) or renter occupied apartments. Densities typically range upwards from 4 units per acre. Many multi-family districts are developed in "pyramid" format and may permit a full range of housing styles and densities ranging from single family to mid-rise or high-rise. The districts are almost always (but not universally) served by public water and sanitary sewer.

- Included are residential Planned Unit Developments (PUDs) (or portions thereof) that have been flexibly designed or developed to support primarily attached and or multi-family residential development but which may a variety of housing styles and/or a recreational or open space preservation element that results in a fairly low gross density.
- District provisions are also made to accommodate non-residential institutional uses such as churches, schools, parks, nursing homes, day care centers, etc. such as on a special use permit basis.

3) Office, (OF) Professionally and technically oriented, non- retail services (*blue*). These are restrictive districts that accommodate single establishment or multi-establishment buildings used for administration, culture, and finance, medical, professional, laboratories, and data centers.

- May consist of an office park environment that includes greenways, or open space.
- Other than rush hour traffic, the uses typically generate little outside effect such as noise, odor, dust, or smoke, yet generally located to be less dependent on visibility and access than general commercial. For the same reasons they may allow research and development and high tech light industrial operations if production and/or shipping and receiving of hard products is ancillary.
- Ancillary and support services convenient to the office work force such as daycare, banks, food service and hospitality related uses may also be allowed, sometimes as conditional or special uses.

4) Commercial (CM) (*red*). This category of zoning districts provide for high activity commercial and civic uses. They provide comparison shopping and services on a general or specialized basis to a neighborhood, citywide or regional market area. Included are convenience, super markets, discount stores, specialty shops, mom and pop stores, warehouse stores and malls along with restaurants, hotels and other tourism and amusement uses. Within individual communities commercial districts are often stratified by neighborhood, community, highway and regionally market orientation or by traffic generation. Depending on their focus, the various districts can be expected to have differing ranges of permitted and conditional land uses as well as land area requirements.

- Included are convenience, super markets, discount stores, specialty shops, mom and pop stores, warehouse stores and malls along with restaurants, hotels and other tourism and amusement uses, financial services, personal and business services as well as automobile repair and retailers.
- Professional and medical offices and public administration are common inclusions even though these uses may also have their own specialized or restrictive district.
- Included are heavy commercial districts intended specifically and primarily for wholesale, storage, repair and other service uses, even though some lean toward light manufacturing and processing in terms of operational effect.

- d. **Mixed Residential (MR)**. These districts are a blend of various types of residential districts that cannot be assigned to any of the above categories and more common to urban areas.

- 5) **Mixed Use – Residential/Commercial, (MCR) (tones of gray)** Mixed-use zoning allows for the development, redevelopment and preservation of horizontal and vertical combination of land uses in a given area. These districts may encourage a combination of high-density dwellings, with compatible commercial uses on the ground floor and or they may allow a horizontal blend of varying residential densities and styles, shopping, dining, office cultural, amusement and institutional, uses The intent to functionally integrate the use mix with well-planned streets and pedestrian ways. The variety of uses allows for people to live, work, play and shop in one place Mixed-use districts may encompass a city block, or entire neighborhoods.
- 6) **Industrial (IN) (purple)**. These districts encompass the full range of industrial zones including light industrial, heavy industrial, industrial parks and research and development districts. Primary activities involve manufacturing, compounding, fabrication, printing, processing, assembly, warehousing, bulk storage, testing and logistics. Material and product storage and the shipping and receiving of materials and product are essential secondary aspects of most industrial uses.
- Individual communities often stratify industrial districts or internal district provisions into the categories of light and heavy.
 - Light industrial districts, industrial parks and industrial planned unit developments may blend light industrial uses, office buildings and research and development and support business uses. In those instances a “mixed use” designation, as described below, may be equally appropriate.
 - Ancillary offices and some support services convenient to the industrial workforce such as banks, food service and hospitality related uses may also be allowed, sometimes as conditional or special uses.
 - Some consumer oriented retail sales such as auto sales and showrooms may or may not be permitted.
- 7) **Mixed Use – Light Industrial/Commercial, (MCI) (tones of gray)**. Light industrial, and commercial mixed-use districts encourage and promote well-planned mixed-use environments with light industrial, commercial, and office components through creative design such as lessened setbacks, pedestrian linkages and greenways. The districts allow mixed-use buildings with commercial and office uses layered vertically, or horizontally among multiple buildings. Included are PUDs that flexibly blend a wide range of light industrial uses, commercial businesses, offices buildings and research and development uses and ancillary support services.
- 8) **Public, Institutional and/or Open Space (IOS) (dark green)**. Public, quasi- public institutions, parks, golf courses, green space, cemeteries, airports, etc. As zoning districts these are typically narrowly defined land areas intended to facilitate, protect

and/or preserve certain areas of land that are or are intended to be devoted to civic, cultural, educational, religious and similar facilities. For each district, the types of uses intended are generally those which provide a public service or fill a public need as described in statement of each districts intent and purpose. Medical, governmental or educational complexes, and cultural facilities such as botanical gardens or zoos are other examples. Another type of IOS district may be for open space or environmental conservation reasons. Natural River overlays for example impose zoning restrictions designed to preserve and enhance the value of the natural riverine environment.

Only the districts that have been specifically created and zoned by a community as a specialized “Institutional and/or Open Space” zoning district are mapped by this effort. It should be stressed that the more typical approach to zoning for public uses is the allowance of public and open space uses as a matter of right or under special conditions within one or more of the traditional zoning districts. As a result, many types of public uses such as parks, hospitals and schools may be individually identified as a base map feature, and most are not individually zoned as such.