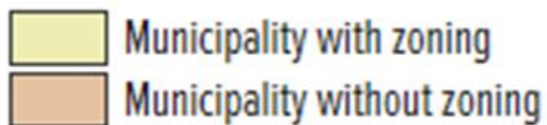
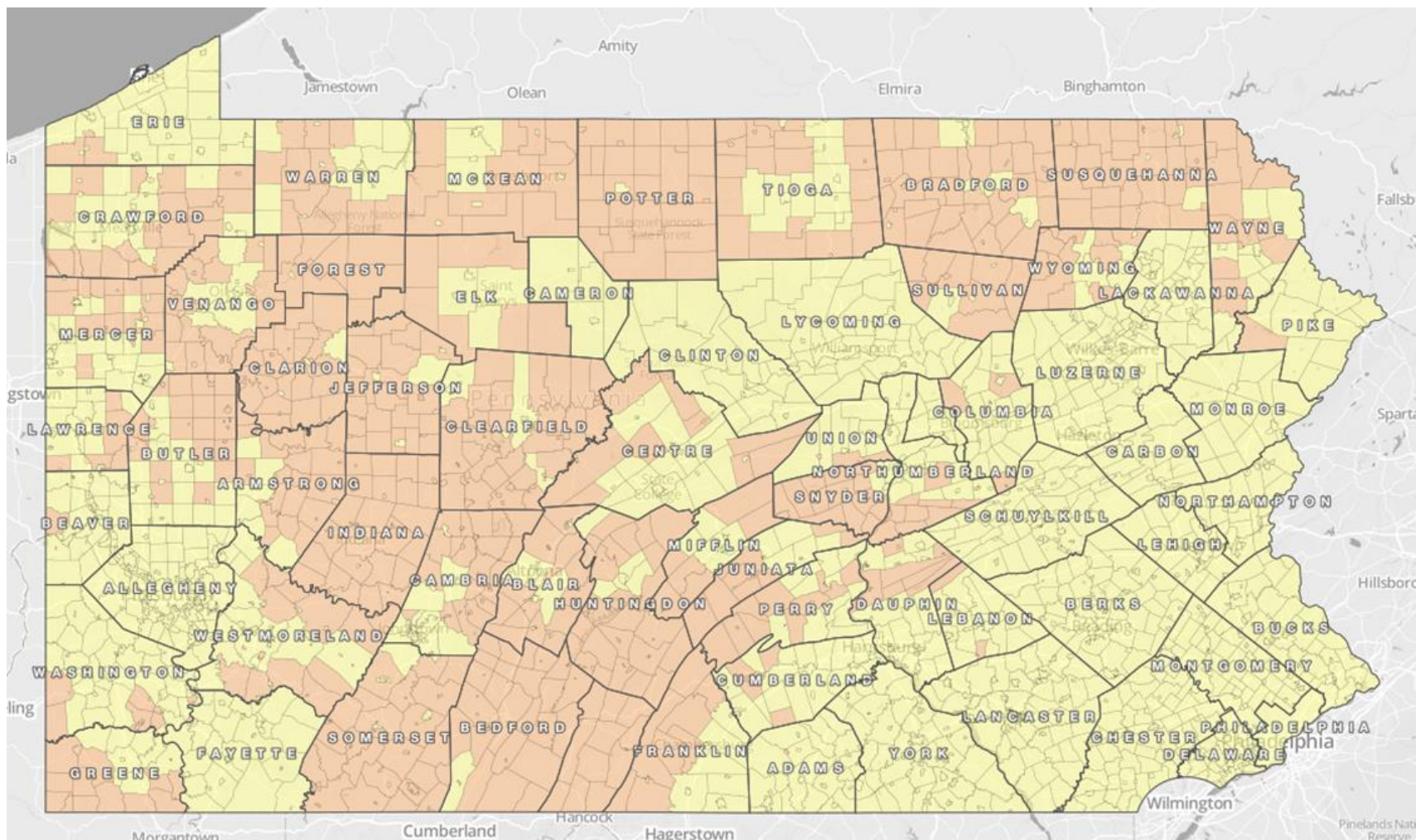


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# ZONING BASICS

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POTTER COUNTY PLANNING COMMISSION  
MARCH 14, 2023

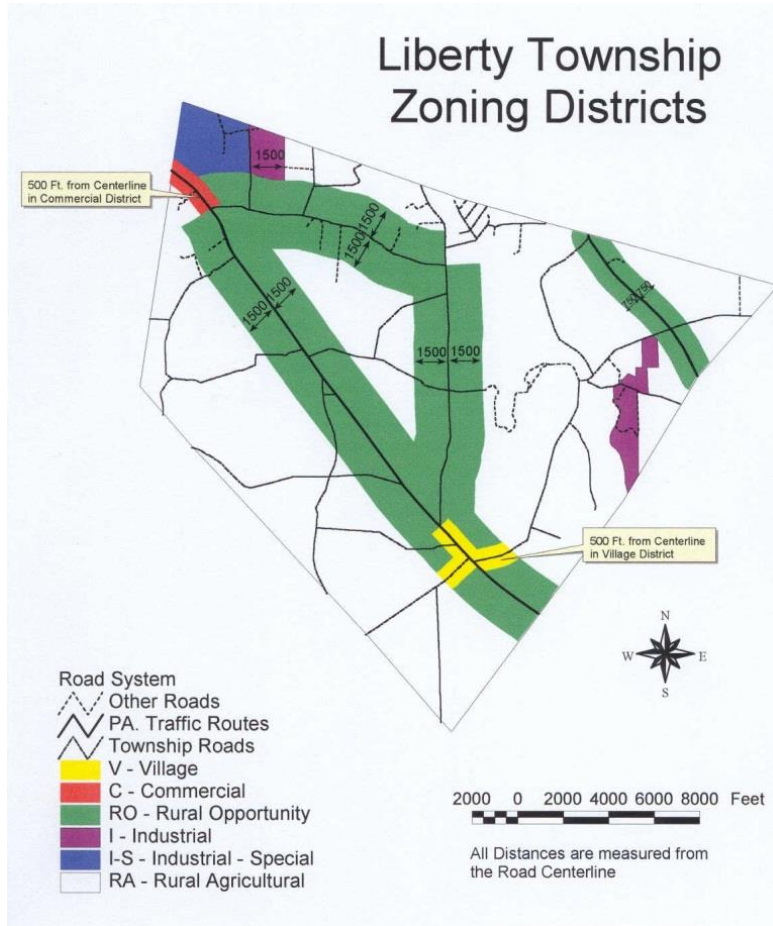


# ZONING IS:

An ordinance a municipality may use to regulate the use of land and the location, intensity, and character of development.

Enacted by, administered by, and for the good of a local municipality.

# ZONING IS:



## ARTICLE V: PERMITTED USES

### Section 500: Permitted principal and accessory uses

The following table lists principal and accessory uses that are permitted in each zoning district. Uses shall be interpreted according to the common meaning of the term or as defined in Article III. Uses not specifically listed shall not be permitted. Where listed uses are followed by a section or sub-section number in parentheses, refer to that section or sub-section for additional conditions or criteria that apply to that use.

#### RA Rural Residential & Agricultural District

##### Principal uses

Single-family (701.1) & multi-family (701.2) dwellings  
Mobile home parks (701.3)  
Agriculture, farms & agricultural services  
Veterinary clinics, kennels or stables  
Public, non-commercial parks & recreation  
Public & private schools  
Personal care homes  
Churches, cemeteries  
Bed & breakfast establishments  
Clubs, lodges & fraternal organizations  
Personal storage units on a minimum lot area of 5 acres  
Township government buildings & services  
Essential services

##### Conditional uses

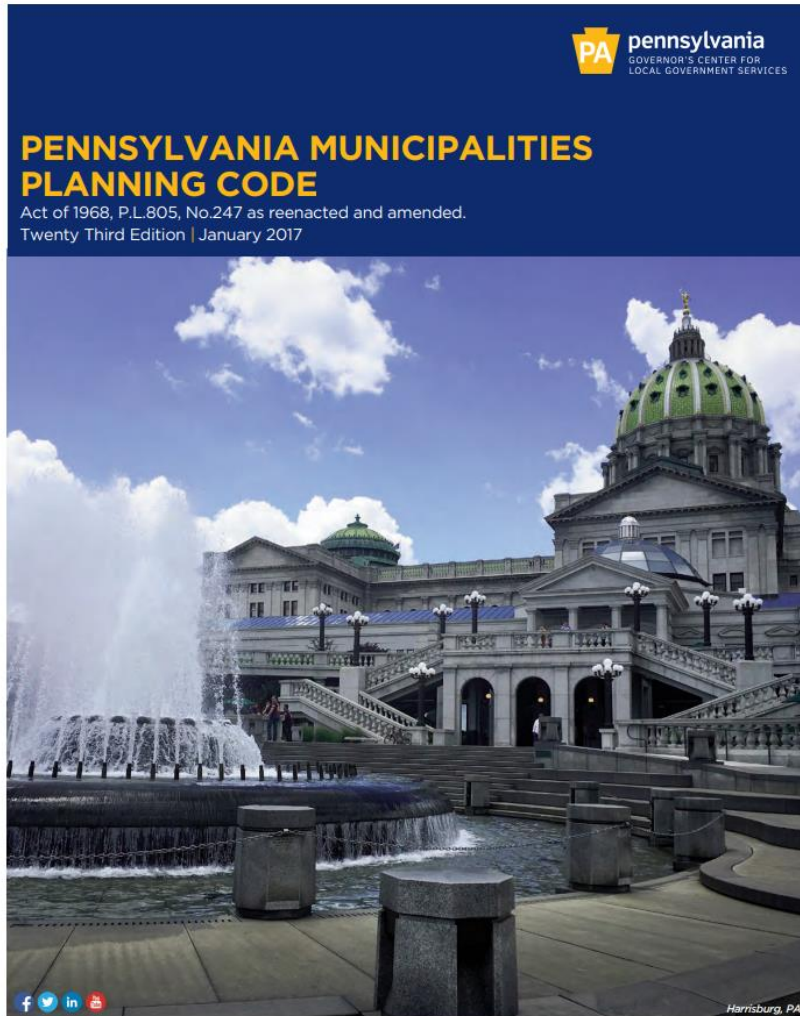
Large land area commercial recreation  
Specialized animal raising, care & processing (701.4)  
Campgrounds (701.5) & recreational vehicle parks (701.6)  
Mineral excavation (705)

##### Accessory uses

Garage, storage shed, swimming pool  
Home occupation & home-based business (701.10)  
Family day care home, group day care home  
Shelter for domestic pets  
Farm buildings as part of normal operations  
On-site farm produce sales  
Other clearly incidental & subordinate uses



# ZONING AUTHORITY



- PA Municipalities Planning Code
- Dillon's Rule
- Courts, case law
- Preemption

## ZONING PURPOSES:

- Promote public health, safety & welfare and coordinated development
- Prevent overcrowding, blight, hazards
- Preserve agriculture & farmlands
- Provide variety of housing
- Accommodate reasonable growth

## ZONING MAY REGULATE:

- Use of land & structures
- Size, height, bulk of structures
- Lot area, setbacks, yards
- Density/intensity



## ZONING SHALL NOT:

- Exclude uses that are otherwise lawful
- Unreasonably restrict forestry or display of religious symbols

## ZONING SHALL:

- Support agland & ag development
- Protect natural & historic features
- Allow reasonable development of minerals

## PREEMPTIONS:

- Right to farm, nutrient management, casinos, oil & gas



Provided by  
either:

Comprehensive  
plan

or

Statement of  
legislative  
findings

*ZONING REGULATIONS  
MUST SERVE A  
PUBLIC PURPOSE  
EXPRESSED IN  
A STATEMENT OF  
COMMUNITY  
DEVELOPMENT  
OBJECTIVES*



# ZONING DISTRICT FORMATS

## Segregated (Euclidean)

- R-1, R-2, B-1, B-2, etc.

## Mixed use

- Town center zone, village zone, rural development zone, etc.

## Form-based

- Rural zone, suburban zone, urban center zone, etc. (zones based on the form, pattern, and intensity of development)

# ZONING ADMINISTRATION

## GOVERNING BODY

- Enacts zoning ordinance and amendments
- Appoints zoning officer and zoning hearing board

## ZONING OFFICER

- Administers and enforces zoning ordinance

## ZONING HEARING BOARD

- Considers requests for relief, appeals, and challenges

*COUNTIES DO  
NOT HAVE TO  
ZONE ALL  
LAND AREA*

## COUNTY ZONING

- In effect only in municipalities that do not have own zoning
- County's zoning is repealed when municipality enacts own zoning

# COUNTY ZONING

## FULL PURPOSE FULL COVERAGE

- Cameron
- Clinton
- Lycoming

## FULL PURPOSE PART COVERAGE

- Warren  
(county zoning  
administered at  
request of  
municipality)

## PART PURPOSE PART COVERAGE

- Somerset  
(interchanges &  
road corridors)
- Indiana  
(buffers around  
state and county  
parks)

# QUESTIONS?

## ZONING BASICS

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