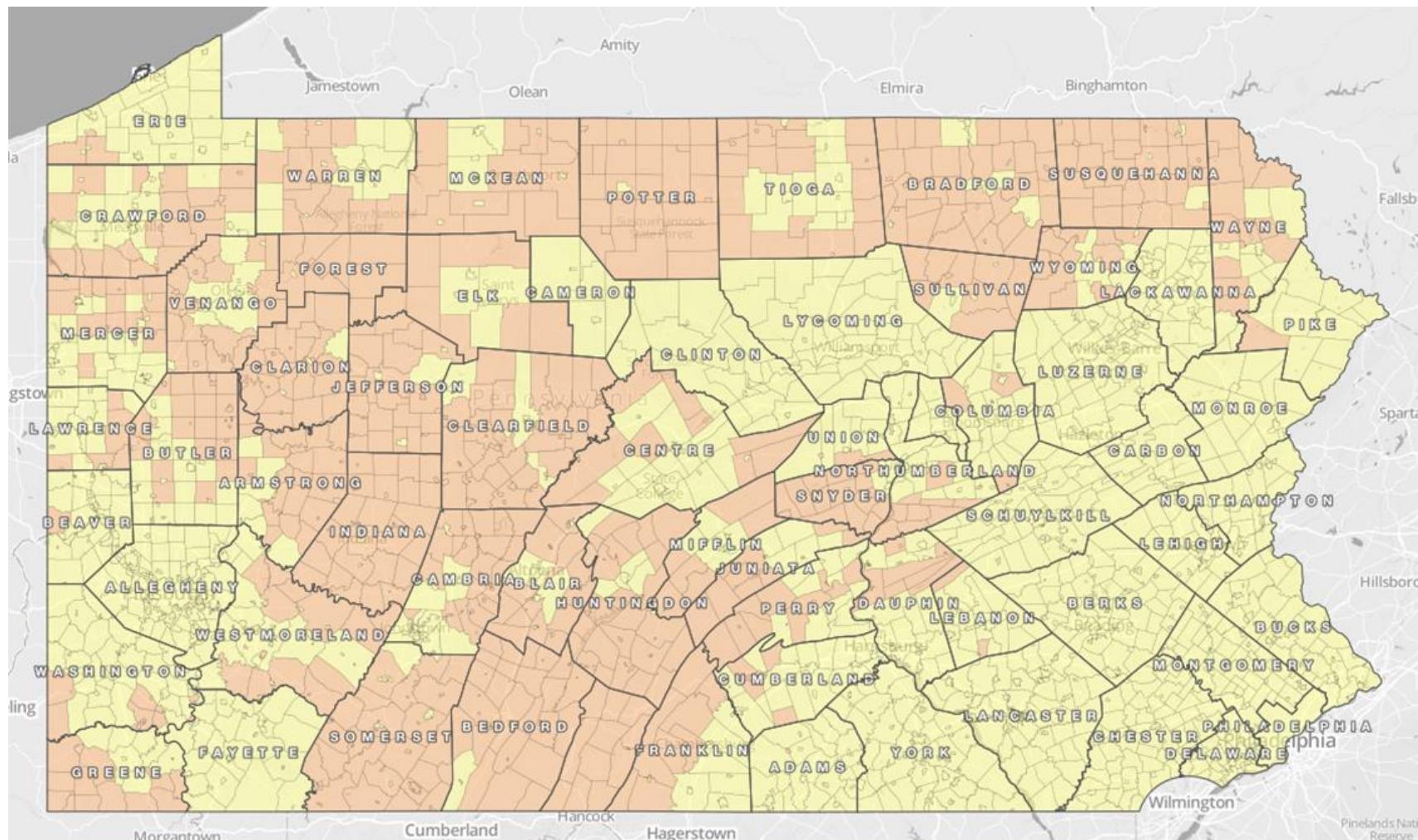


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ZONING BASICS

POTTER COUNTY PLANNING COMMISSION
MARCH 14, 2023



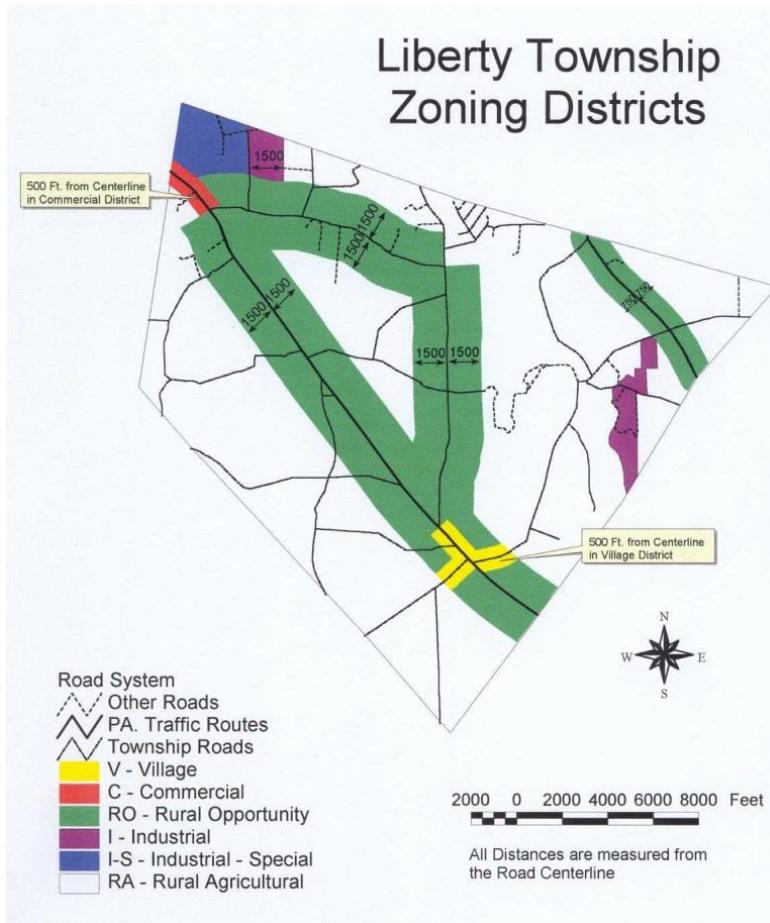
Municipality with zoning
 Municipality without zoning

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

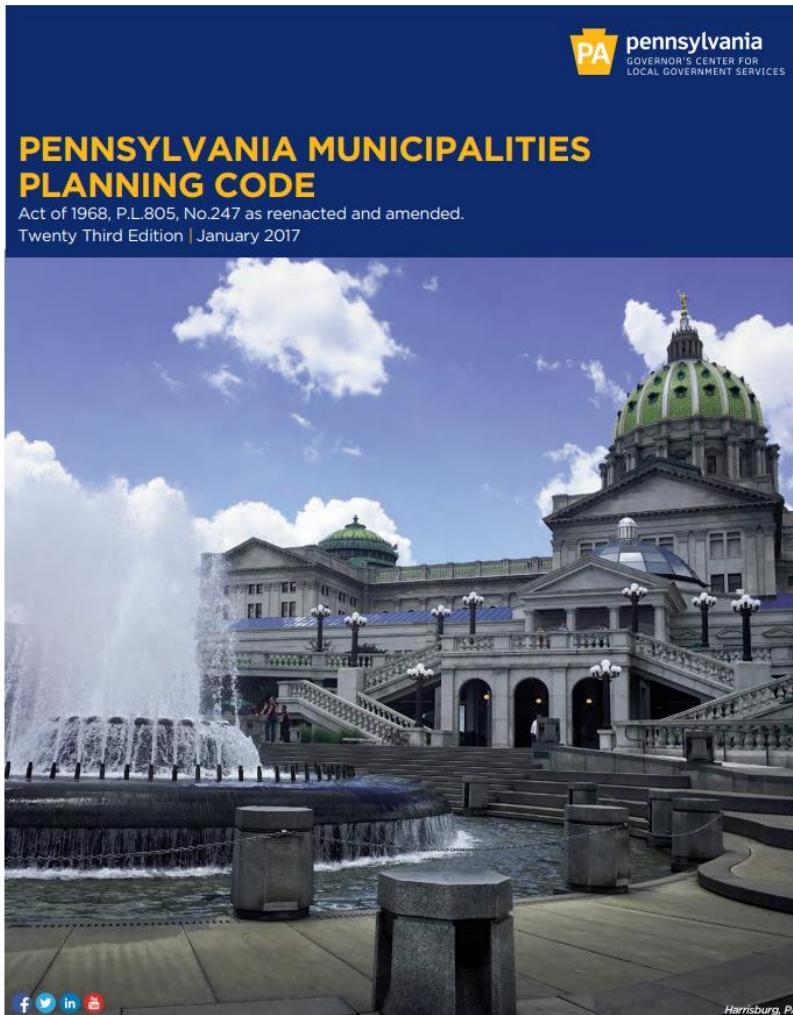
Conditional uses

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

POTTER COUNTY PLANNING COMMISSION
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