

PROPOSED ZONING DISTRICTS PURPOSE STATEMENTS

The following districts are proposed on the draft zoning map for Plunketts Creek Township.

Rural Districts:

- **Resource Protection (RP):** This district is intended to protect the most important and sensitive natural areas as designated in the County Comprehensive Plan, which contribute greatly to the quality of life in Lycoming County. Protection of timber and other forest resources, wildlife habitat, special plant communities, scenic resources, and other natural areas is the primary objective. Continued harvesting of resources such as timber and game is an important activity of this district and can be beneficial to the resource if conducted properly.

The Resource Protection District discourages intensive growth by requiring large site areas and setbacks that also preserve the rural character of the area where it is used. The minimal development which is allowed must be located so as to maximize the amount of undisturbed natural areas. Examples of areas which may fall within the Resource Protection District include State Game Lands and private hunting/ fishing preserves.

- **Agricultural (AG):** This district is intended to maintain, preserve and protect areas of Lycoming County that are predominantly in agricultural use, and/or have historically demonstrated high agricultural productivity. Land in this classification should not be used to accommodate the County's growth and are generally rated as Class I, II, and III soils by the U.S. Department of Agriculture, Soil Conservation Service. As a matter of policy, it is hereby determined that the highest and best use of this land is agriculture. This district is intended to prevent or reduce land use conflicts by restricting the type and amount of non-farm development in farming areas.

The Agricultural District is also intended to encourage farmers to invest in farm improvements and to discourage land speculation. Each area of the County where this district is applied is not intended to accommodate growth in the future and therefore petitions for rezonings shall be discouraged. The Agricultural District designation also ensures the continuation of the rural character of these areas of the County.

- **Countryside (CS):** The Countryside (CS) District is designed to permit residential development at densities that are consistent with the maintenance of a rural countryside character. It is intended to encourage the preservation of natural habitats and the scenic values of Lycoming County. It may also serve as a transitional district between natural areas or farmland and more suburban areas, and provide for limited commercial and industrial development opportunities in areas with suitable infrastructure and without severe environmental constraints. Performance standards

permit a residential density and non-residential intensity that will not significantly disrupt agricultural or forestry uses.

- **Rural Center (RC):** The Rural Center District is intended to provide for and encourage the establishment of retail, services, office, or home business uses that serve the rural community. These areas should be located where there are existing rural centers or cross-roads development, or in areas that are well suited to serve a surrounding area. This district may also be used where recreational development is occurring in a rural area.

Existing Neighborhood District:

- **Neighborhood Preservation (NP):** The Neighborhood Preservation (NP) Districts are intended for existing residential neighborhoods. They are designed to prevent these neighborhoods and subdivisions from becoming non-conforming as they would if they were placed in the other districts in this Ordinance. These districts are also intended to provide for the minor in-filling of existing neighborhoods consistent with their zoning and character at the time of the enactment of this Ordinance. Such neighborhoods are relatively uniform in character and are generally stable. Regulations permit future development consistent with existing neighborhood character. Areas identified as having a stable and fixed character will be allowed to continue to exist and develop under the general regulations governing their design and construction or under the actual subdivision plan previously approved. Neighborhood Preservation Districts consist of an NP-1 District (minimum lot size of one (1) acre) for residential areas with on-site sewage disposal systems and an NP-10 District (minimum lot size of ten thousand (10,000) square feet) to accommodate smaller existing residential lots with public sewer service.