





## ARTICLE 3

### Establishment of Zoning Districts and Zoning Map

#### 3.1 Names and Purposes of Zoning Districts

Montoursville Borough is hereby divided into the following districts:

##### R Recreation District

The Recreation District is comprised primarily of lands in the Borough that are subject to periodic and in some cases severe flooding from Loyalsock Creek and the Susquehanna River. Recreation is a suitable land use activity for these areas resulting in abundant and convenient facilities for Borough residents. The use regulations for this district are intended to minimize or prevent future loss of life or property from floods or flooding conditions. Structures associated with recreation uses shall be developed consistent with the municipal floodplain regulations (see Article 18).

##### RS – Residential Suburban District

The Residential Suburban District is primarily comprised of low density residential areas of the community, plus certain open areas where similar residential development appears likely to occur. The regulation for this district are designed to protect the essential character of the district; to protect the amenities of certain areas of the community where the primary pattern has already been established with single family development; to promote and encourage a suitable living environment, and to prohibit activities of a commercial nature which are not generally compatible with residential uses. To these ends, development is limited to a gross density of approximately 3 units per acre and permitted uses are limited basically to single family dwellings, schools, parks, churches, and public facilities which serve the residents of the district and home occupations.

##### RT – Residential Town District

The Residential Town District is primarily comprised of medium density residential areas of the community. The regulations for this district are designed to protect the essential character of the district; to promote and encourage a suitable living environment, and to prohibit activities of a commercial nature which are not generally compatible with residential uses. Appropriate uses include single, two family and multi-family dwellings, townhouses, schools, parks, churches, day care, and public facilities which serve the residents of the district and home occupations.

### RD – Residential Development District

The Residential Development District was created to provide space within the municipality to accommodate new residential growth, primarily medium to high density in nature. To this end, multi-family housing developments, residential cluster developments, and retirement housing complexes are included in this district, as are a few compatible non-residential uses, such as parks and playgrounds, and day care centers or nursery schools. In order to primarily promote residential development of the area however, other institutional and retail uses have been limited. The location of the fringe portion of the 100 year floodplain in parts of this district requires a project design that is consistent with the municipal floodplain regulations (see Article 18).

### LSC – Large Scale Commercial District

The purpose of the Large Scale Commercial District is to provide a land area within the Borough for large scale commercial ventures with on-lot parking facilities including box stores, regional shopping centers and planned commercial development projects. Large scale commercial areas shall be distinct and separate from residential neighborhoods. Land development plans for new or updated sites will be required showing contour and grading plans, utility plans, stormwater controls, pedestrian and vehicular traffic circulation, parking and loading areas, landscaping and lighting plans.

### DTC – Downtown Commercial District

The purpose of the Downtown Commercial District is to maintain and enhance the central business district as the core of the Borough for community services and commercial enterprises. Preferred land uses include retail stores, banks, service enterprises, business and professional offices, churches and public or quasi-public uses. Residential uses, although not preferred, are appropriate for existing residential structures and the upper stories of existing commercial buildings. Safe highway and pedestrian access are a vital for this district.

### BSC – Broad Street Commercial District

The purpose of the Broad Street Commercial District is to provide an area where community service and small scale commercial uses are located for the convenience of Borough residents. The district is deemed uniquely suitable as a neighbourhood commercial area due to limited land area, small lot sizes, the close proximity of existing residential uses, and the prevalence of existing neighborhood businesses. It will serve as a transitional area along Broad Street between existing industrial and residential areas. It is inappropriate in this district to encourage residential, large scale, high traffic, or heavy commercial and industrial uses; to encourage any other use which would substantially interfere

with the development or continuation of the neighborhood commercial uses and structures in the district; and to encourage any use which because of its character and size would interfere with adjoining residential districts or the use of land in the district as a shopping and service center for the surrounding residential and industrial districts.

#### NB - Neighborhood Business District

The purpose of the Neighborhood Business District is to recognize a unique area in the Borough which has historically been occupied by neighborhood business uses. This area is in close proximity to an established residential area and shall provide commercial services primarily to the residential area rather than to a larger regional area. Appropriate commercial uses will not generate excessive noise or heavy traffic, and shall maintain hours which do not disrupt the residential character of the adjoining neighborhood. The principal traffic access to a business use shall be from Loyalsock Avenue or from the first block of Pine Street or Claire Road east of Loyalsock Avenue.

#### I – Industrial District

The purpose of the Industrial District is to permit and encourage manufacturing uses that will be located and developed as harmonious and appropriate parts of the Borough, capitalizing on rail access, contributing to the soundness of its economic base, providing local employment opportunities convenient to residences, thus reducing traffic and travel to and from work, and otherwise to further the purposes of this ordinance. Residential and general commercial uses may be appropriate for this district depending on proximity to similar uses, compatibility with adjoining uses, the availability of utilities and the road network available to serve the site.

#### AB – Airport Business District

The purpose of the Airport Business District is to protect and enhance the viability of the Williamsport Regional Airport. All airport related uses are therefore appropriate permitted uses, as are manufacturing and business uses that will benefit from a close interface with this transportation resource. The Airport must also be protected from incompatible uses including all residential types and from incompatible buildings and structures due to height and clearance concerns. There are floodplain concerns in the Airport vicinity, therefore compliance with the municipal floodplain regulations must be maintained.