

## **Mahoning Twp: District purpose statements.**

**A.** RR Rural Residential District. It is the intent of this district to set aside areas of the Township where new low-density residential development can safely be accommodated while still preserving the rural character of the Township. Public sewer and water supplies are generally not available in these areas, and portions of the area included in this zone have moderate to excessive slope. As a result, development standards and minimum lot size requirements for the zone have been designed to address potential impacts that may be caused by stormwater runoff, and to safeguard the health of future residents. Multifamily or higher density residential uses are not included in this district, nor are other potentially incompatible nonresidential uses.

**B.** MR Moderate Density Residential District. The purpose of this district is to provide for the orderly expansion of suburban-type, moderate-density residential development in the Township; to protect public health and prevent overcrowding the land through application of maximum housing densities; to exclude commercial or industrial uses and any activity not compatible with residential development; to provide for the public convenience and avoid undue congestion on the roads; and to otherwise create conditions conducive to carrying out the purposes of this chapter. Most of these areas have access to municipal sewer and water facilities, and undeveloped areas of these zones could be served with such services by prospective developers. A limited number of public and semipublic uses are also provided for in this zone.

**C.** HR High Density Residential District. This district is intended to provide space within the Township for the logical growth of moderate to high density residential development, along with compatible neighborhood retail uses. Regulations for this zone seek to protect and enhance the past residential and nonresidential investments that have occurred in these areas. Public sewer and water supply are now available throughout most of this zone.

**D.** C-O Commercial-Office District. The purpose of this district is to set aside areas of the municipality which can reasonably and safely accommodate the orderly development of business and professional office establishments. A variety of compatible public or semipublic uses are also permitted in this zone, and standards require developers to satisfactorily address ingress and egress to their sites and off-street parking issues. All areas included in the district are served by municipal sewer and water services.

**E.** C-H Commercial-Highway District. This district was established to accommodate retail and wholesale business activities serving both Township residents and a broader regional market. Areas set aside for this zone include portions of the municipality located adjacent to U.S. Route 11 where such uses already exist and additional areas along this route where further development of this nature may be appropriate. The regulations of this district provide for a wide variety of highway-oriented commercial and service uses, but require adequate off-street parking and loading areas and appropriate buffer yards and screening to be provided. Regulations also require that developers make all necessary arrangements with PennDOT to safely access and exit their sites, thereby helping to assure the efficient movement of goods to, from, and through the Township.

**F.** ID Industrial Development District. The purpose of this zone is to encourage the development and continued use of land for industrial purposes; to prohibit those uses which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; and to establish reasonable standards for: buildings and other structures, the area and dimension of yards and other open spaces, and for the operation of industries or processes to minimize environmental pollution and fire and safety hazards.

**G.** IN Institutional District. This district is intended to provide for the special needs of large, regionally oriented institutions. It is designed to preserve the character of certain areas of the Township which are dominated by or are peculiarly suited to institutional and quasi-public uses, and to encourage a harmonious pattern of institutional development which can mutually benefit the Township and the institutions.

**H.** A/F Agricultural/Forest District. It is the purpose of this district to encourage the continued use of land for agriculture and forest operations and to permit those uses which are compatible with agriculture and forest operations; to preserve open space and permit low-density residential development which will not require extensive public services or facilities; and to create conditions conducive to carrying out these and the other broad purposes and objectives of this chapter.

**I.** R/OS Recreation/Open Space District. This zone identifies areas of the Township which are particularly well-suited for recreational use, either because sizeable activities of this nature are already located there, or because of their location adjacent to the Susquehanna River and Mahoning Creek. A limited number of nonrecreational uses are permitted in these zones, but residential and other potentially noncompatible uses are discouraged.

**J.** FP General Floodplain District (overlying district). The purpose of this district is to prevent the loss of property and life; the creation of health and safety hazards; the disruption of commercial and government services; and the extraordinary and unnecessary expenditure of public funds for flood protection and relief. To achieve this end, permitted uses must be floodproofed against flood damage. (see Article **VI**.) In these floodplain areas, development and/or use of land shall be permitted in accordance with the regulations of the underlying districts, provided that all such uses, activities and/or development shall be undertaken in strict compliance with the floodproofing and related provisions in all other applicable codes and ordinances.