

Chapter 70. Land Development

Part 3. Zoning

Article VIII. Zoning District Regulations

§ 70-32. Enumeration of districts.

A. For the purposes of this chapter, the Township of Mannington is hereby divided into districts as follows:

A	Agricultural
CONS	Conservation
RR	Rural Residential
CR	Conditional Residential
MR	Medium-Density Residential
HR	High-Density Residential
GC	General Commercial
LC	Limited Commercial
I	Industrial

B. District map. The boundaries of these zoning districts are established on the map entitled "Mannington Township Zoning Map," dated February 1, 1979, or as may be subsequently amended. Said map and all notations, references, and dates pertaining to zoning and zoning districts shown thereon are hereby incorporated by reference into this chapter and shall be as much a part of this chapter as if they were fully described herein.^[1]

[1] *Editor's Note: The Zoning Map is included at the end of this chapter.*

C. Interpretation. Where uncertainty exists as to the exact location of any boundary shown on said zoning map, the following rules shall apply:

- (1) Zoning boundary lines are intended to follow the lines of streets, railroad right-of-ways, or stream channels and other natural features where possible. Where zoning boundaries do not follow such features, it shall be determined either by the dimensions shown on the map or by use of the graphic scale shown thereon.
- (2) Where boundary lines are not fixed by dimensions and where they do not scale more than 10 feet distant from a plat or Tax Map line, such lot lines shall be construed to be the boundary line.
- (3) Where physical or cultural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by Subsections C(1) and (2) above, the Planning/Zoning Board shall interpret district boundaries.

§ 70-33. District regulations.

[Amended 10-2-1986 by Ord. No. 86-6; 6-7-2001 by Ord. No. 01-02]

A. District regulations as set forth in the Mannington Township Zoning Ordinance Schedule of District Regulations and in specified supplementary sections are hereby adopted by reference and declared to be a part of this chapter. (See Prohibited Uses in All Zones Chart.)^[1]

[1] *Editor's Note: The Schedule of District Regulations and the Prohibited Uses in All Zones Chart are included at the end of this chapter.*

- B. Where a lot straddles a municipal boundary line, all minimum lot size and minimum yard dimension requirements must be met by that portion of that lot within Mannington Township. No building or structure located on such a lot shall straddle the municipal boundary line. The principal building or structure on such a lot, if located within Mannington Township, must be located entirely on a portion of such lot that fronts on a public street located in Mannington Township.

§ 70-34. Justification and intent of district category, location and regulation.

The zoning district categories, location, and regulation have been based upon Township land use policy established in the Mannington Township Land Use Plan (December 1978). The justification and intent of each zoning district as expressed in the adopted plan are summarized below:

- A. **CONS Conservation District.** The Conservation District includes the extensive wetlands of the Township and much of the flood-prone areas. The intent of the regulations for the district is to preserve the sensitive ecological balance in this part of the Township and to preclude development. Development of any type would only be permitted in extraordinary circumstances because of the sensitive ecology, severe limitations for development, and the flood prone nature of the area.
- B. **A Agricultural District.** The primary goals and purposes of this district are to support and encourage agricultural production; preserve and protect large, relatively contiguous areas of farmland; minimize development in high recharge areas; and limit development around habitats of threatened and/or endangered species. This can be best accomplished by using a combination of a cluster ordinance requiring the preservation of large relatively contiguous tracts of farmland and/or environmentally sensitive lands and maintaining a low residential density.
[Amended 11-1-2007 by Ord. No. 07-14]
- C. **RR Rural Residential District.** The primary goals and purposes of the Rural Residential District are to accommodate residential growth while at the same time minimizing intrusions on the area's environmentally sensitive lands, including the wetlands, wetlands buffers, high water tables and forested areas. This area should remain in low residential density.
[Amended 11-1-2007 by Ord. No. 07-14]
- D. **CR Conditional Residential District.** The primary goals and purposes of the Conditional Residential District are to provide a transition zone between the Agricultural District and Conservation District; minimize development in and around wetlands and areas with high water tables; encourage agricultural production; and minimize intrusions on aquifer recharge areas and wildlife habitats. This area should remain in low to very low residential density.
[Amended 11-1-2007 by Ord. No. 07-14]
- E. **MR Medium-Density Residential District.** Residential development is encouraged in the southern part of the Township in deference to other parts of the municipality. The Medium-Density Residential District has been delineated as an extension of existing residential development but with limited impact on agricultural activities. The area is appropriate for residential growth since it has adequate development capabilities, and is proximate to existing infrastructure, transportation facilities, community facilities, as well as commercial and industrial development within the Township or in Salem City.
- F. **HR High-Density Residential District.** The High-Density Residential District is intended to encourage various types of housing which meet the needs of all age and income levels present in the Township. The district is located because of its proximity to commercial and industrial development and yet its separation from existing single-family development. Alternative forms of housing are encouraged in this district, provided that adequate sewer and water facilities are installed by the developer. Smaller lot sizes are permitted (without sewerage) in this area to encourage lower cost and replacement single-family housing as a use by right.
- G. **GC General Commercial District.** The General Commercial District has been established to meet the business and general commercial needs of the Township and the Salem City area. This district includes considerable existing commercial development and is designed to make maximum use of the accessibility of this area of the Township.
- H. **LC Limited Commercial District.** This district is adjacent to the hospital and is intended to encourage location of the professional offices, and health related support facilities. The intent of this policy is to create a medical complex around the hospital. Commercial uses will be restricted to professional office or medical related development.

- I. I Industrial District. The Industrial District is established to encourage the expansion of existing manufacturing uses or the development of additional uses. Industry is sought to broaden the economic base of the community, provided that it is consistent with the various planning objectives of the Township.