

ARTICLE III. ESTABLISHMENT OF DISTRICTS

Section 300 Establishment of Districts

The Quakertown Area is hereby divided into districts of different types, each type being of such number, shape, kind and area, and of such common unity of purpose and adaptability of use, that are deemed most suitable to carry out the objectives of this Ordinance and the Comprehensive Plan.

Section 301 Classes of Districts

For the purpose of this Ordinance, the Quakertown Area is hereby divided into districts which shall be designated as follows:

RP	Resource Protection
RA	Rural Agricultural
RD	Rural Development
FC	Future Commercial
VC-1	Village Center-1
SRC	Suburban Residential Conservation
SRL	Suburban Residential Low
SRM	Suburban Residential Medium
SRH	Suburban Residential High
VC-2	Village Center-2
URL	Urban Residential Low
PC	Planned Commercial
CC	Central Commercial
SC	Select Commercial
PI	Planned Industrial
Ext	Extraction
	Village Expansion (overlay) District
	Arterial Corridor (overlay) District

Section 302 Zoning Districts Map

Districts are bounded and defined as shown in the zoning maps entitled "Haycock Township" which are contained in this Ordinance and which, with all explanatory matters thereon, are hereby made part of this Ordinance.

Section 303 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the district as indicated on the Zoning Map, the following rules shall apply:

- a. Where district boundaries are indicated as approximately coinciding with the center lines of streets, highways, railroad lines, or streams, such center lines shall be construed to be such boundaries.
- b. Where district boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be said boundaries; or where district boundaries are extensions of lot lines or connect the intersections of lot lines, such lines shall be said district boundaries.
- c. Where district boundaries are so indicated that they are approximately parallel to center lines of streets or highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.

Section 304 Statements of Purposes and Intent for the Districts

- a. **Reserve Areas**--The purposes of the zoning districts of reserve areas are to maintain the rural character of the area for the foreseeable future; to preserve large environmentally sensitive areas; to protect and enhance the character of existing rural villages; and to protect the general scenic quality of the area.
- (1) **Resource Protection District (RP)**--The purpose of this district is to protect areas consisting largely of sensitive natural features such as woodlands, steep slopes, scenic areas, wetlands, floodplains, and lakes and ponds. Intensities are such as to ensure that these resources are permanently protected.
 - (2) **Rural Agricultural District (RA)**--The purpose of this district is to provide standards for low-intensity development in rural areas until these areas are both needed for development and provided with utilities. The intensity of use is intended to be such that development which does occur will not require urban services and will not present or create problems for future development.
 - (3) **Rural Development District (RD)**--The purpose of this district is to provide for limited, low-density residential development in areas which are not now served with public sewers or for which a need for higher intensity development does not exist.
 - (4) **Future Commercial District (FC)**--It is the purpose of this district to reserve future commercial sites until they are provided with utilities and made suitable for commercial development by the provision of adequate service roads and traffic controls. It is intended that once the site is proposed with suitable facilities, it will be changed at the request of the owner to Planned Commercial (PC), Select Commercial (SC), or Planned Industrial (PI).
 - (5) **Village Center-1 District (VC-1)**--The purpose of this district is to protect the character of existing villages in rural areas. A variety of residential and small-scale commercial uses are permitted to continue the existing land use pattern. The intensities are intended to allow in-fill development that is compatible with existing conditions in the villages.
- b. **Development Areas**--These areas are established to accommodate the anticipated growth of the Quakertown Area for a specific period of time. The zoning districts of development areas provide areas for residential, commercial, industrial and other nonresidential uses. The infrastructure needed to sustain these developed activities must be available within the development areas. The purpose of the development areas is to control and regulate development so as to coordinate the Quakertown Area's growth with the provision of public services and facilities. Within this area, development is encouraged to promote the efficient use of land and a well balanced community.
- (1) **Suburban Residential Conservation District (SRC)**--It is the purpose of this district to preserve natural features and resources such as woodlands, steep slopes, wetlands, floodplains and lakes and ponds in areas where such features predominate. Residential uses are permitted on very large lots or where they are clustered with large areas of open space.
 - (2) **Suburban Residential Low District (SRL)**--It is the purpose of this district to provide for low-intensity suburban residential development. A variety

of housing types are encouraged, as are clustering and the provision of open spaces. The intensities are intended to blend with existing residential uses and protect natural features and resources.

- (3) Suburban Residential Medium District (SRM)--It is the purpose of this district to provide for medium-intensity residential development. A variety of residential uses are encouraged, as are clustering and the provision of open spaces. The medium intensities are designed to encourage good residential development near major roads.
- (4) Suburban Residential High District (SRH)--It is the purpose of this district to provide higher intensities of residential development. A variety of residential uses are encouraged. The higher intensities relate to similar uses in adjacent developed areas of easy access and few natural limitations or other appropriate locations.
- (5) Village Center District (VC-2)--The purpose of this district is to protect the character of existing villages in Development Areas. A variety of residential and small-scale commercial uses are permitted to continue the existing land use pattern. The intensities are intended to allow in-fill development that is compatible with existing conditions in the villages.
- (6) Urban Residential Low District (URL)--It is the purpose of this district to retain the urban character of existing residential areas as well as to provide for future residential development in a variety of housing types at appropriate densities.
- (7) Planned Commercial* District (PC)--It is the purpose of this district to provide for the creation and continuation of commercial development in appropriate areas. Highway-oriented businesses may be required to provide an access road which is intended to lessen traffic congestion and hazards by reducing the number of access points.
- (8) Central Commercial District (CC)--It is the purpose of this district to provide for the continuation of the commercial core areas which have traditionally served as the business centers of the Quakertown Area.
- (9) Select Commercial* District (SC)--It is the purpose of this district to provide for the creation and continuation of low intensity commercial and office development in appropriate areas where its effect on adjacent residential land uses must be minimized. Highway-oriented businesses may be required to provide an access road which is intended to lessen traffic congestion and hazards by reducing the number of access points.
- (10) Planned Industrial District (PI)--It is the purpose of this district to encourage planned industrial, heavy commercial, office or laboratory uses in appropriate areas. Such development shall be planned as a whole with all uses fronting on an internal street. The intent is to encourage high-quality industrial and commercial development which relates to adjacent residential areas as a good neighbor, with design standards which avoid adverse impacts on neighboring residential developments.

- c. Special Purpose* Districts--These districts are intended to provide for a special use or use group which is accommodated most suitably in a separate district, so

* Planned Commercial and Select Commercial districts may be designated Special Purpose Districts by resolution of the Governing Body.

that it may be kept distinct from other uses. Special purpose districts may be within either the reserve area or development area.

Extraction District (Ext)--It is the purpose of this district to provide for the continuation of existing extractive operations and other uses which would otherwise interfere with the development and operation of other land uses.

d. Overlay Zoning Districts

- (1) Village Expansion (Overlay) District--It is the purpose of this district to provide suitable standards and guidelines for development areas adjacent to existing villages and towns. A major objective is to integrate future development with existing development through appropriate urban design. New developments should be expansions of the villages and towns rather than self-contained neighborhoods.
- (2) Arterial Corridor (Overlay) District--It is the purpose of this district to provide for convenient access to uses within the district, while promoting consistent and appropriately restrictive management of access to arterial highways in order to maintain their critical local and regional arterial functions for transportation.