

ARTICLE 2 Establishment of Zoning Districts and Zoning Map

2.1 Names and Purposes of Zoning Districts

Nippenose Township is hereby divided into the following districts:

1. C/OS – Conservation/Open Space District

It is the intent of this district to encourage the conservation of land where the economics of building and supplying public facilities and services is not in the public interest, such as steep slopes, flood plains, wetlands, or other environmentally fragile areas. The value of conserving land is recognized, as well as the problems that can be created by over-utilization or development of such areas. Problems can arise involving soil erosion, unstable slopes, stream and drainage way sedimentation, water supply contamination, and loss of aesthetic values. The regulations governing this district therefore encourage uses that will enhance these environmental protection objectives.

2. A - Agricultural District

The purpose of this district is to preserve and protect the agricultural characteristics of the Township and to recognize agricultural production as an important economic activity. The intent of such a designation is to permit those lands best suited for agriculture to continue being utilized for that purpose. All types of agricultural use, including agribusinesses, are permitted as well as some limited residential activities. Non-compatible uses or uses which would substantially interfere with the purpose of this zone are discouraged.

3. R - Residential District.

The purpose of this district is to foster low-density residential development by providing space within the Township for the establishment of new single-family residential neighborhoods and for the expansion of existing developments at a minimum density that maintains the rural character upon the premise that available lot size for new construction shall be based upon the premise that only one public utility, either public water or on-lot sewer, will be available and that one-on-one utility service will be required based on the distribution of Township's utility systems. New commercial and industrial activities are limited in this zone, but compatible public and semi-public uses are permitted.

4. V – Village District.

The purpose of the Village District is to maintain the viability of the existing community of Antes Fort by allowing for a mixed land use pattern of residential, public service, community, cultural, educational, commercial and manufacturing uses. New development of the uses noted above can be accommodated in this district provided that the community character is maintained that the pertinent standards contained within this ordinance are met, and to the extent that land and utilities are available for the intended use. The chief distinction between the Residential and Village Districts is that in most cases the Village District will be accessible to both public sewer and water systems.

2.2 Zoning District Maps

2.2.1 Adoption of Official Zoning Map – The areas within the Township limits as assigned to each district and the location of boundaries of the districts established by this Ordinance are shown upon the Official Zoning Map for the Township, which shall be kept at the Township office. If all explanatory matter therefore declared to be a part of this Ordinance and shall be kept at the Township office. If any changes or other matter are included on an Official Zoning Map, in boundaries in the map shall be remade after the amendment has been approved by the Nipponese Township Supervisors.

2.2.2 Copies of Zoning Map – Regardless of the existence of copies of the Zoning Maps which may from time to time be made, an Official Zoning Map shall be that map which is on file at the Township office. An Official Zoning Map shall be identified in all cases where conflicting information is identified.

2.2.3 Zoning District Boundary Lines – The zoning district boundary lines shall be as shown on an Official Zoning Map. District boundary lines are intended to coincide with lot lines, center lines of roadways and streams, the corporate boundary of the Township or as identified on the Map.

2.2.4 Interpretation of Boundaries – If uncertainty exists as to the boundary of any district shown on the official Zoning Map, an initial determination shall be made by the Zoning Officer, and any party aggrieved by this decision may appeal to the Board of Supervisors. The Board of Supervisors may request a recommendation from the Planning Commission prior to making such a decision.