

## CHAPTER 201 ZONING DISTRICTS ESTABLISHED

201.01 Residential Districts  
201.02 Commercial and Office Districts

201.03 Industrial Districts  
201.04 Special Districts

### CROSS REFERENCES

Ch. 202 Zoning Districts Established

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#### 201.01 RESIDENTIAL DISTRICTS

- A. Agricultural, Conservation, and Open Space District (ACOS). The ACOS District is intended as a mechanism to manage the transition from agriculture to large lot residential uses with a degree of preservation and protection of open space. The purpose of the ACOS District is to maintain the rural, natural, and scenic qualities of Jackson Township by preserving farmland and significant open lands, while allowing landowners a reasonable return on their holdings.
- B. Rural Residential District (R). The R District is established as a very low density, detached, single-family residential district lacking service by central water and sanitary sewer facilities. Agricultural uses are also appropriate within this District, given its low density character. This District serves as a transition from areas more agriculturally-dominated.
- C. Semi-Rural Residential District (SR). The SR District is established as a low density, detached, single-family residential district lacking service by central water and sanitary sewer facilities. Agricultural uses are limited in scope. This District serves as a transition between low density and moderate density residential areas.
- D. Suburban Residential District (S). The S District is established as a moderate density, single family residential district where services such as central water and sanitary sewer facilities are provided or where extension of these services is feasible based on lot size and density. This District serves as a transition from urbanized residential districts within adjacent municipalities and the Township.
- E. Planned Residential District (PR). The PR District provides a flexible tool to accommodate a range of housing types and lot sizes within a single zoning district, as a means of preserving open space and environmentally sensitive features, and as a means of providing for unique residential communities with special needs and impacts, such as manufactured home developments.

**201.02 COMMERCIAL AND OFFICE DISTRICTS**

- A. Neighborhood Cluster District (NC). The NC District is intended to cluster small individual retail and personal service establishments to promote convenience in serving the daily staple needs of the surrounding residential areas. Neighborhood clusters should be located on minor arterials and collectors.
- B. Community Cluster District (CC). The CC District is intended to cluster a broad range of individual commercial establishments which together constitute a general activity center that serves a substantial portion of the resident population. Community clusters should be located on arterials.
- C. Community Service District (CS). The CS District is intended to cluster a broad range of individual commercial establishments of a service, sales, repair, and limited processing character, serving a substantial portion of the resident population. CS clusters should be located on arterials and not near residential areas.
- D. Office and Institution District (OI). The OI District is provided in recognition of the need to locate office and institutional land uses where adequate space supports such clusters. These clusters are typically located away from residential areas and incorporate natural characteristics into site layout and design.
- E. Mixed-Use Corridor District (MUC). The MUC District is intended as an overlay zoning district for managing commercial development within certain corridors that are typified by residential uses, but have been and continue to be under pressure for commercial development. The purpose of the MUC District is to maintain a higher degree of compatibility between residential land uses and the development of commercial land use within certain corridors. It is recognized that certain arterials, by their nature and location, will exhibit pressure for commercial development. However, protecting the viability and property values of existing residential uses within these corridors is a priority. The MUC boundary is measured five-hundred (500) feet from the centerline of the arterial on which it is applied.
- F. Planned Commercial District (PC). The PC District provides a flexible tool to accommodate a range of commercial uses within a single development, as a means of preserving open space and environmentally sensitive features, and as a means of managing unique or difficult commercial development or locations featuring environmental or service constraints.

**201.03 INDUSTRIAL DISTRICTS**

- A. Light Industrial District (I-1). The I-1 District is intended for areas suitable for light industrial uses that do not create compatibility problems with other land uses and which are limited in environmental impacts. Areas under the I-1 District lack central water and sanitary sewer service.
- B. Limited Industrial District (I-2). The I-2 District is intended for areas suitable for industrial uses more intensive than the I-1 District, but limited in environmental impacts and compatibility with other uses. Areas under the I-1 District lack central water and sanitary sewer service.
- C. Planned Industrial District (PI). The PI District provides a flexible tool to accommodate a range of industrial uses within a single development, as a means of preserving open space and environmentally sensitive features, and as a means of managing unique or difficult industrial development or locations featuring environmental or service constraints.

**201.04 SPECIAL DISTRICTS**

- A. Floodplain District (FP). The FP District provides for the management of areas impacted by the 100-year floodplain as measured by the National Flood Insurance Program under the Federal Emergency Management Agency. The FP District's purpose is to prevent obstruction of the water channel and to protect structures and property from flood damage.
- B. Excavation and Quarry District (EQ). The EQ District is provided in recognition of those natural resources which may be excavated while protecting the needs of land, persons and uses within close proximity of such excavation, as well as the reclamation of said excavated land.
- C. Oil and Gas District (OG). The OG District is provided in recognition of those natural resources which may be extracted while protecting the public and property from any adverse impacts that could result from drilling and production operations.
- D. Exceptional Use District (EU). The EU District is provided in recognition of certain specific uses which of such nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.

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- E. Planned Unit Development District (PUD). The PUD District provides for a development which is planned to integrate residential, commercial, industrial, or any other use without a single zoning district. The purpose of the PUD District is to encourage the efficient use of land resources, greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.