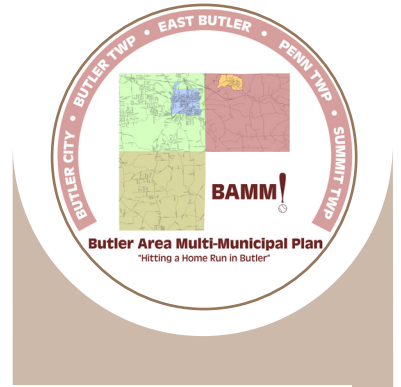


9th Inning: Appendices



Appendix 3-4 Summary of Zoning Districts in the BAMM Plan Area

Brief Planning Summary of 5 Land Use Regulations surrounding Butler, Pennsylvania

Issues		Butler Twp	East Butler Borough	Penn Township	City of Butler	Summit Township
Major District Permitted Development & Densities						
What Type of Development is Encouraged?						
Agricultural Districts	Agricultural Security Areas	A-1 Agriculture		S -Conservancy; R-E -Residential Estate, OZ-1 -Overlay Renfrew; OZ-2 -Port-O'Call; C1 -Nghd Com'l; C2 -Hwy Com'l; M-Plnd Lt Ind'l.		A-1 District
	Commercial Composting	A-1 Agriculture	R District			
Park and Outdoor Recreation Districts	Passive recreation	A-1, R-1, R-2, & M	R District	Art.VII: M-F Subdivision may be required to provide 2,000 sf per d.u.		
	Active, low impact recreation	R-1, R-2, C-1, C-2, & M	R District	S, R-E		
	Active, high impact recreation	C-2 & M	R District	S, R-E; C-2 (indoor)	R-1, R-2, & R-3 Districts	A-1, R-1 & R-2 Districts
Residential Development	SF on large lots	R-1 Single Family	R District	S: 2 acres +	R-1, R-2, & R-3 Districts	
	SF on small lots	w/o swr: 2 acres	w/o swr: 1 acre	R-E: 1 acre +; R-1: 1 acre+		A-1 District: 1.5 acres R-1 District: 1.5 acres C-1 District: 1 acre
		w/ swr: 12,000 - 15,000 sf	w/ swr: 9,600 sf	OZ-1: 1/2 acre w/w&s; 3/4 acre w/o w&s; OZ-2: 1/4 acre w/w&s; 1/2 acre w/o w&s; Mobile home parks in OZ-2, R-1, and R-E as cond. uses.	R-1: 7,500 sf per d.u.; R-2: 6,000 sf per d.u.; R-3: 5,000 sf per d.u.; R-O: 5,000 sf per d.u.	R-2 District: 1/2 acre
	Multi-family dwellings	R-2 Multifamily	R District conditional use	C-2 (Apts.) as cond. use	R-3 District	R-1 District PRD R-2 District
	Conversion apartments	R-Residential Overlay & T-Transitional Overlay	S-F conversion to 2-F		R-2: S-F conv to 2-F; R-3: S-F to 2-F or M-F	

9th Inning: Appendices



	Mixed housing district	R-2 Multifamily	§11: Residential Dev Option	R-E and R-1 allow Plnd Res.Devs.	R-3 and R-O District Planned Residential Development	R-2 District Village District	V-1
	Conservation design subdivisions			Plnd Res Dev's in R-E and R-1		§5.8 A-1 "Density Transfer option to preserve "substantial" open space. R-1 & R-2 PRD (30%)	
	Transitional Use District (between R & C)	T-Transitional Overlay				R-O District	
	Commercial Districts		C District				
	DT District					C-2 Central Business	
	Town Center District						V-1 Village District
	Highway District (land uses depend on proximity to major streets or arterioles)	C-1 General		C-2- Highway Commercial	C-1 General Business District	C-1 General Commercial District	
	Neighborhood District (convenience shopping and personal services for a limited residential area)	C-2 Convenience		C-1- Neighborhood Commercial	R-2 & R-3 Districts		
	Are SOBs regulated in a District?	M-Manufacturing	No	M-Planned Light Industrial	M-2 Dist: §260-79.M	I-1 District	
	Office Park District						
	Institutional District	I-Institutional Overlay					
	Interchange Districts						
	Shopping Center/Mall District						
	Mix of housing and commercial units		C District				V-1 Village District
	Apartments above office or retail	T-Transitional & H-Hansen Ave Overlay District	C District	C-1- Neighborhood Commercial as a cond. use	C-2 District		
	Industrial Districts	M-Manufacturing	I District	M-Planned Light Industrial			
	Research Parks						
	Light Industrial District				M-1 District	I-1 District	
	Warehouse and Truck Terminal District						
	Heavy Industrial District				M-2 District		
Development Standards							
	Have design standards been developed?	§252-37 Subdivision Design Stds	No	Art IX: Subdivision Supplemental Design Standards			No
	Do sign standards exist?	§300-27; Billboards only in C or M	§9.8	Section 17.1	Art XVII	Article XIII	
	Do landscaping/fencing/wall regulations exist?	Fence Regs: 300-22.C.6; Buffers: §300-29	No	Bufferyards--Section 13.10; In parking lots--Section 16.1 and Ordinance #127	C-1, C-2, M-1 & M-2 Districts: Landscaping and buffers required; §260-89.1 Barbed/Razor wire	§4.3 Buffer Yards	
	Are towers addressed?	A, R, C, & M Districts	No		No	A-1 & I-1 Districts	
	Do LEED / Low Impact Design Standards exist?	§252-35 and §252-36 Subdivision Erosion and Sedimentation; Grading and Stormwater Mgmt Plans	No	Art VIII: Subdivision Environmental Performance Reqmts; Airport Zoning District Overlay-Section 13.11; Shared parking-Section 16.4	§260-86 Grading Reqmt; Art XIV: Floodplain Regs		No
	Are PODs addressed?	§300-22.G: 60 - 90 days	No		No		No