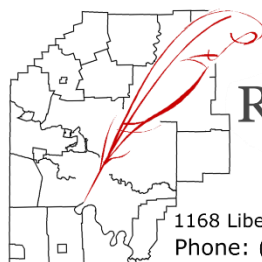


# Venango County Municipal Zoning Summary

June 2022

Version 1.0



Venango County  
Regional Planning  
Commission

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# Venango County: Municipal Zoning Summary












Although Venango County does not have a county-wide zoning ordinance, there are municipalities within the county which have adopted zoning ordinances. We recognize the need to consolidate this information for the purposes of making informed development and regulatory decisions. The challenge with presenting this information is that each municipality has adopted varying language for each zone with further varying descriptions. This summary is an attempt to generalize our understanding of zoning, by standardizing and grouping similar zones together and presenting them as such. We hope that this summary will provide a general overview of the status of zoning within the county; however, please note that it is not a concluding review. Municipalities hold the authority to enforce and regulate their zoning, and therefore, would have the final determination on such matters. This document was created by the Venango County Regional Planning Commission. More information can be found on our website at <https://www.co.venango.pa.us/755/Subdivision-Land-Development-SALDO>.

## Municipal Zoning Ordinances

Barkeyville Borough .....	Zoning Ordinance Enacted August 2018
Cherrytree Township .....	Zoning Ordinance No. 1 Enacted 2006, last amended 2021 (Solar)
Cornplanter Township .....	Zoning Ordinance Enacted 1994
Cranberry Township.....	Cranberry Township Zoning Ordinance (Chapter 195) First adopted 1967, last amended 2018
Emlenton Borough .....	Emlenton Borough Zoning Ordinance Enacted 1972
Franklin City .....	Part Thirteen Land Use Code: Title One Article 1303 District Regulations First enacted 1962, adopted 2012, last amended 2018
Oil City .....	Part II General Legislation: Chapter (§) 310 Article III District Regulations Enacted October 1996, last amended 2014
Pleasantville Borough .....	Zoning Ordinance (Chapter 160) First adopted 1969, newly enacted 1995, last amended 2004
Rouseville Borough .....	Zoning Ordinance No. 217 First adopted 1975, Enacted 1997
Sandycreek Township .....	Sandycreek Township Zoning Ordinance No. 2 of 2011 Enacted June 2011, last amended 2020
Sugarcreek Borough.....	Zoning Ordinance No. 22 Enacted June 1969, last amended 2007

# Map & Document Key Information

## Standardized Zoning Color Key

	Rural Residential (5)
	Low-Density Residential (54)
	Medium-Density Residential (30)
	High-Density Residential (12)
	Mixed Use (16)
	Commercial (53)
	Business (12)
	Industrial (34)
	Major Impact Facilities (1)
	Civic/Health/Institutional (1)
	Conservation (19)

## Document Layout

**Standardized Zone Name (Count)**

MUNICIPALITY

**Code** used in the data layer

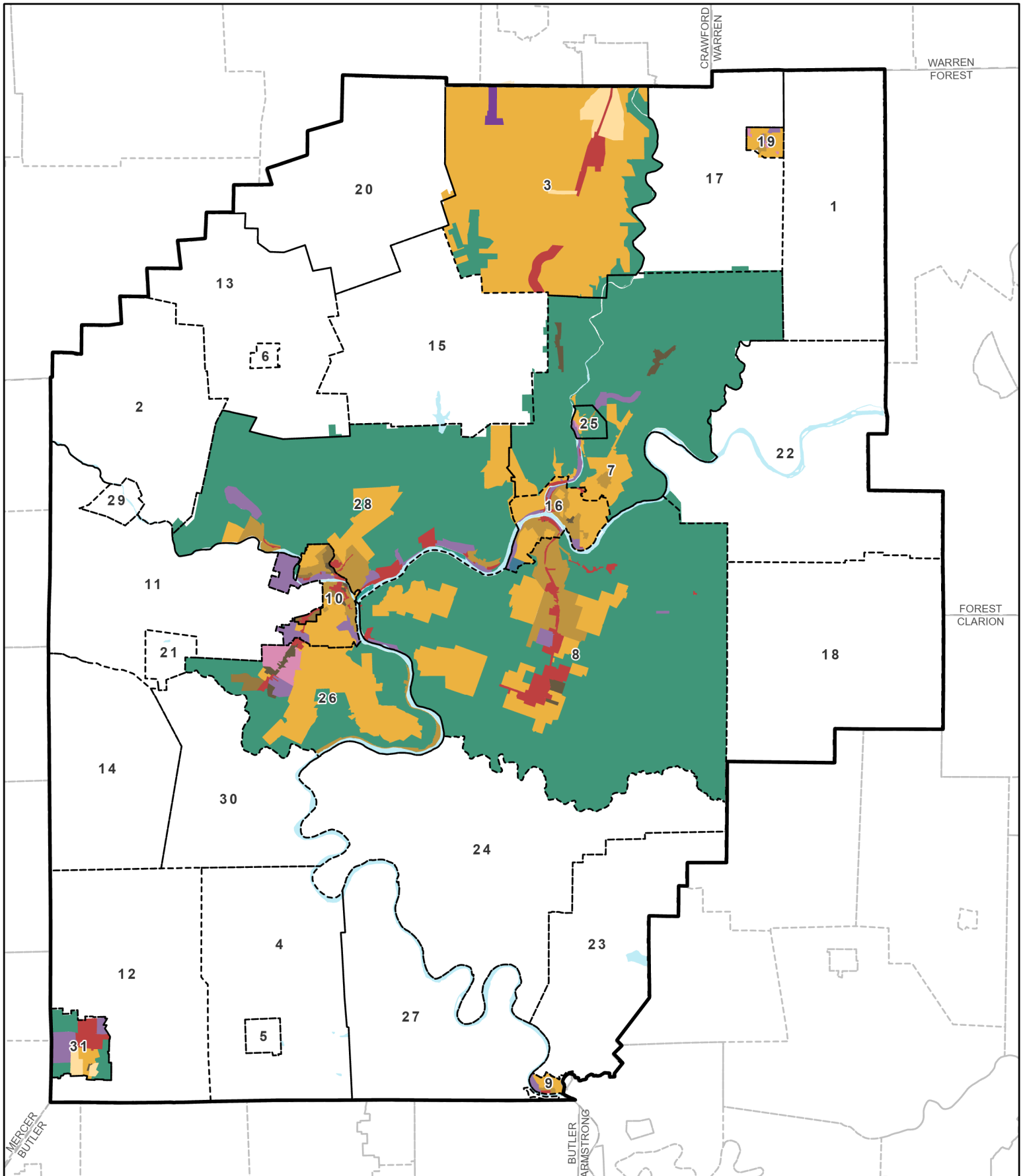
*“Quoted language from the zoning ordinance.”*

## Municipal Districts (Labeled)

<b>1</b>	Allegheny Township	<b>16</b>	City of Oil City
<b>2</b>	Canal Township	<b>17</b>	Oilcreek Township
<b>3</b>	Cherrytree Township	<b>18</b>	Pinegrove Township
<b>4</b>	Clinton Township	<b>19</b>	Pleasantville Borough
<b>5</b>	Clintonville Borough	<b>20</b>	Plum Township
<b>6</b>	Coopertown Borough	<b>21</b>	Polk Borough
<b>7</b>	Cornplanter Township	<b>22</b>	President Township
<b>8</b>	Cranberry Township	<b>23</b>	Richland Township
<b>9</b>	Emlenton Borough	<b>24</b>	Rockland Township
<b>10</b>	City of Franklin	<b>25</b>	Rouseville Borough
<b>11</b>	Frenchcreek Township	<b>26</b>	Sandycreek Township
<b>12</b>	Irwin Township	<b>27</b>	Scrubgrass Township
<b>13</b>	Jackson Township	<b>28</b>	Sugarcreek Borough
<b>14</b>	Mineral Township	<b>29</b>	Utica Borough
<b>15</b>	Oakland Township	<b>30</b>	Victory Township
		<b>31</b>	Barkeyville Borough

# VENANGO COUNTY

MUNICIPAL ZONING SUMMARY



Data Sources: Boundaries (PASDA, 2021); Zoning (Venango County, 2022)

Disclaimer: This map is for general reference only. There is no guarantee of accuracy for this information and it may not incorporate all changes to a municipality's zoning from the time of enactment. Do not use this map for making decisions of consequence. **Please contact the municipality directly for final determinations of zoning districts, allowed uses, and other zoning information.**

Venango County  
Regional Planning  
Commission

Created Thursday, July 14, 2022  
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# Rural Residential (5)

## CHERRYTREE

### **RR-Rural Residential**

*“This district shall be an overlay to the Official Zoning Map of the Township. The District requirements as specified in this subsection shall supercede [sic] the requirements specified in the underlying district requirements of the affected section of the R/A District. The RR Overlay District is intended to encourage moderate density and clustered residential development in appropriate areas. Sections of the Township within this Overlay District have all or most of the infrastructure components needed to sustain residential units and neighborhoods. Industrial and commercial activities may occur but would require proper buffering for adjacent residential uses... The following are permitted uses in the RR District: 1. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation that shall be of poured concrete or cement block and properly anchored, 2. Two-family attached dwellings, 3. Bed and Breakfast/Guest Home, 4. Parks and Playgrounds, 5. Home Occupations, 6. Essential Services, 7. Accessory Buildings and Uses.”*

## BARKEYVILLE

### **RO Rural Opportunity**

*“The Purpose of the RO district is to facilitate beneficial development of the few remaining undeveloped large tracts of land within the Borough near to Key Highways and previously developed areas. The Borough has crafted this district to be flexible to potential future opportunities while still being cognizant of the need to protect smaller single family residential properties that might abut new development...”*

# Low-Density Residential (54)

## BARKEYVILLE

### R- Residential

*“The purpose of the R-Residential District is to meet the community development goals of protecting property values, and encouraging future residential use to occur in a harmonious arrangement within compact neighborhood units. Uses in this district will be limited to those which are compatible to the relatively high density of the district and the maintenance of a quality residential setting.”*

## CHERRYTREE

### RA-Residential/Agricultural

*“The purpose of this District is to preserve and protect the rural nature of a significant portion of the Township, including the provision of low-density residential units on large lots, farmettes, the practice of farming, and to ensure the preservation of prime soils for future generations to farm. Uses that would substantially interfere with the principle uses are discouraged... The following are permitted uses in the R/A District: 1. Agricultural Uses, 2. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation that shall be of poured concrete or cement block and properly anchored, 3. Seasonal dwellings, 4. Kennels veterinary facilities, and animal hospital, 5. Houses of Worship, convent, rectory, parsonage or other incidental structures, 6. Bed and Breakfast/Guest Home, 7. Cemeteries and necessary incidental structures, 8. Home Occupations, 9. Essential Services, 10. Accessory Buildings and Uses, 11. Special Accessory Use – Outdoor Furnace (See Section 5.30), 12. Residential WECS (See Section 5.31).”*

## CORNPLANTER

### R-1 Single-Family Residential

*“... Is a district essentially created for individual single-family homes and compatible uses with relatively low development densities.”*

## CRANBERRY

### R-1 Residential

Textual description is not provided. The uses are listed as follows:

*(l) Permitted uses: (a) Agriculture, (b) Single-family detached dwellings, (c) Churches, (d) Libraries, (e) Municipal buildings, (f) Essential services, (g) Individual mobile homes, (h) Oil and gas shallow-well operations, (i) Public parks and playgrounds, (j) Fire stations, (k) Planned residential development, (l) Home occupation-offices...”*

## EMLENTON

### R-1 Suburban Residential

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Single-Family Detached Dwellings, 2. Public and Parochial Schools, 3. Churches, 4. Public Parks and Playgrounds, 5. Libraries, 6. Municipal Buildings, 7. Essential Services...”*

## FRANKLIN

### R-1 Single Family Residential District

*“R-1: Single Family Residential District: The purpose of this district is to create and encourage the preservation, construction and maintenance of desirable residential neighborhoods and to protect and stabilize property values. These zones are for single family dwellings and relates uses.”*

OIL CITY

**Single Family Residential (R-1, R-1A, R-1B)**

*“(1) R-1 Single-Family Residential District. These zones are for single-family dwellings and related uses. (2) R-1A District. These zones are for single-family dwellings and related uses in areas of Oil City with limited lot sizes. (3) R-1B District. These zones are for single-family dwellings and related uses in areas of Oil City with limited lot sizes...”*

PLEASANTVILLE

**R-1 Residential (1994)**

*“To preserve the integrity and security of existing and planned single-family neighborhoods.”*

ROUSEVILLE

**R-1 Single-Family Residential District (1995)**

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Single-Family Dwellings, 2. Public-Parochial Schools, 3. Churches, 4. Libraries, 5. Public Parks and Playgrounds, 6. Municipal Buildings, 7. Signs, 8. Water Recreation and Storage, 9. Country Clubs, 10. Essential Services, 11. Accessory Uses...”*

SANDYCREEK

**R-1 Residential District**

*“The R-1 Residential District is established to provide for the continuation of a quality residential environment where single-family dwellings and compatible institutions can thrive commensurate with the availability of public water and sewer.”*

SUGARCREEK

**R-1 Suburban Residential**

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Single-Family Detached Dwellings, 2. Individual Mobile Homes, 3. Churches, 4. Libraries, 5. Essential Services, 6. Nursing and Convalescent Homes, 7. Continuing Care Retirement Communities [No. 175 of 1997]... No-Impact Home-Based Business, Forestry [No. 236 of 2004]...”*



# Medium-Density Residential (30)

## CORNPLANTER

### R-2 Residential District

*"...Is a district designed for single-family homes and multiple family dwellings thus providing a wide variety of housing choices for Township residents."*

## CRANBERRY

### R-2 Urban Residential

Textual description is not provided. The uses are listed as follows:

*"Permitted uses: (a) Agriculture. (b) Single-family detached dwellings. (c) Churches. (d) Libraries. (e) Municipal buildings. (f) Essential services. (g) Oil and gas shallow-well operations. (h) Fire stations. (i) Public parks and playgrounds. (j) Planned residential developments (§ 195-23). (k) Home occupation-offices (§ 195-28). (1) Multiple-family dwellings(§ 195-31)..."*

## EMLENTON

### R-2 Urban Residential (1972)

Textual description is not provided. The uses are listed as follows:

*"Permitted Uses: 1. Single-Family Detached Dwellings, 2. Multiple Family Dwellings, 3. Public and Parochial Schools, 4. Churches, 5. Public Parks and Playgrounds, 6. Libraries, 7. Municipal Buildings, 8. Home Occupations, 9. Tourist Homes (Rooming and Boarding Houses), 10 Nursing and Convalescent Homes, 11. Essential Services..."*

## FRANKLIN

### R-2 Medium Density Residential District

*"R-2: Medium Density Residential District: The purpose of this district is to relax the restrictiveness of the single family zone without losing the desirable characteristics of residential neighborhoods, to provide for two-family dwelling units, apartment houses, and non-detrimental home occupations."*

## OIL CITY

### R-2 Medium Density Residential District

*"...(4) R-2 Medium-Density Residential District. This district is established to provide an area of single-family and multifamily dwellings."*

## PLEASANTVILLE

### R-2 Residential (1994)

*"Higher density residential development and may include mobile home parks."*

## ROUSEVILLE

### R-2 Medium Density Residential

Textual description is not provided. The uses are listed as follows:

*"Permitted Uses: 1. Single-Family Dwellings, 2. Multi-Family Dwellings, 3. Public and Parochial Schools, 4. Public Parks and Playgrounds, 5. Libraries, 6. Municipal Buildings, 7. Public Utility Buildings, 8. Professional Offices, 9. Signs, 10. Churches, 11. Essential Services, 12. Accessory Uses..."*

SANDYCREEK

**R-2 Riverfront Residential**

*“The R-2 Riverfront Residential District is established to provide for the continuation of a quality residential environment within the context of a unique, environmentally significant area, where many lots were development prior to the adoption of the Township Zoning Ordinance.”*

SUGARCREEK

**R-2 Urban Residential**

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Single-Family Detached Dwellings, 2. Individual Mobile homes, 3. Churches, 4. Libraries, 5. Essential Services... Special Exceptions: 1. Home Occupations, 2. Multiple Dwellings, 3. Water Recreation and Storage, 4. Parks and Playgrounds, 5. Golf Courses, 6. Nursing and Convalescent Homes, 7. Nursery Schools, 8. Fire Stations, 9. Public Utility, 10. Municipal Buildings, 11. Community or Social Buildings and Uses... No-Impact Home-Based Businesses, Forestry [No. 236 of 2004]...”*

# High-Density Residential (12)

## FRANKLIN

### **R-3 High Density Residential District**

*“R-3: High Density Residential District: The purpose of this district is to provide for increased density in housing, including apartment houses and multiple unit dwellings, and to provide desirable areas for business and financial services and home occupations while maintaining the desirable neighborhood characteristics specified to appeal to those with small families or older couples.”*

## SANDYCREEK

### **R-3 Residential**

*“The R-3 Residential District is established to provide for a variety of housing types and densities where access and infrastructure are available to serve such developments.”*

# Mixed Use (16)

## BARKEYVILLE

### ~~NB Neighborhood Business (1999)~~

~~“The NB Neighborhood Business District is designed to meet the day to day convenience and service needs of residents in adjacent residential areas. The District is also established to provide a transition between major State Highways and interior residential areas and to permit the conversion of older single family structures to Neighborhood Commercial and Office Uses... Permitted Uses: Retail businesses, Professional Offices, Single-Family and Two-Family Dwellings, Accessory Apartments, Churches, Home Occupations, Personal Services, Government Offices, Groceries or other foods, Personal Care Homes, Accessory Uses and Structures, and other uses similar to the preceding uses.”~~

### ~~CB – Community Business (1999)~~

~~“The CB – Community Business District is established to provide a traditional mixed use setting for a variety of appropriate commercial and residential uses. The standard for such uses will be their ability to conform to pre-existing neighboring uses in a harmonious community setting, particularly ensuring the community development objective that ensures highway traffic does not adversely impact the local quality of life.”~~

### **CB Community Business (2018)**

“The Community Business District is established for small scale business activities that are compatible with neighboring Residential areas.”

## CORNPLANTER

### **Village**

“This intent of the Village District is to allow flexibility of development within the parameters of the traditional village form.”

## CRANBERRY

### **MU Mixed Use**

“The purpose of the MU Mixed Use District is as follows: a) Build on the Township's current rural character and opportunities for growth to allow for mixed-use development in a well-planned manner. b) Encourage development that will present the Township in a welcoming and attractive manner. c) Promote integrated and connected (physically by streets and character by design), mixed-use developments within the District. d) Encourage residential and nonresidential development and redevelopment that takes advantage of a mixed use form of development so that demand for a variety of uses can be realized in a cohesive neighborhood form that encourages: i) Connectivity between parcels and uses such that the development patterns have a cohesiveness and relationship to one another, while encouraging unique innovation in individual development design and character; ii) Accessibility throughout the District to allow for the ease of movement of goods and people between and among the individual parcels within the District; and iii) Uniformity in character and overall layout such that the collection of uses developed within the District create a sense of place that is unique and welcoming, while allowing for flexibility and innovation in design; e) Create opportunities for a mix of housing choices and easy access to goods, services, and employment opportunities for current and future residents of Cranberry township; f) Foster a sense of place and community by providing a setting that encourages the natural intermingling of everyday uses and activities within a recognizable neighborhood; g) Require development that includes green spaces and attractive public spaces [No.255 of 2018].”

## **MURC Mixed Use Retirement Community**

*“The purpose of the MU Mixed Use District is as follows: a) Build on the Township's current rural character and opportunities for growth to allow for mixed-use development in a well-planned manner. b) Encourage development that will present the Township in a welcoming and attractive manner. c) Promote integrated and connected (physically by streets and character by design), mixed-use developments within the District. d) Encourage residential and nonresidential development and redevelopment that takes advantage of a mixed use form of development so that demand for a variety of uses can be realized in a cohesive neighborhood form that encourages: i) Connectivity between parcels and uses such that the development patterns have a cohesiveness and relationship to one another, while encouraging unique innovation in individual development design and character; ii) Accessibility throughout the District to allow for the ease of movement of goods and people between and among the individual parcels within the District; and iii) Uniformity in character and overall layout such that the collection of uses developed within the District create a sense of place that is unique and welcoming, while allowing for flexibility and innovation in design; e) Create opportunities for a mix of housing choices and easy access to goods, services, and employment opportunities for current and future residents of Cranberry township; f) Foster a sense of place and community by providing a setting that encourages the natural intermingling of everyday uses and activities within a recognizable neighborhood; g) Require development that includes green spaces and attractive public spaces [No. 251 of 2018].”*

## **FRANKLIN**

### **TRC Transitional Residential Commercial District**

*“TRC: Transitional Residential Commercial District: This zone is designed to permit a variety of residential and limited business uses in the City. Its purpose is to afford limited commercial activities which are amenable to residential uses while preserving the character of an established residential area.”*

## **OIL CITY**

### **RLB Residential Limited Business District**

*“(5) RLB Residential Limited Business District. This district is specifically designed to accommodate residential, health, medical and office uses along major streets in the City.”*

## **SANDYCREEK**

### **T Transitional**

*“The T-Transitional District is established to provide for businesses which have lower infrastructure needs and neighborhood impacts than the B Business District, and also to provide for the protection of all interests in a mixed-use setting, and to plan for the long-term quality of development in the Township. It is also designed to widen both residential and non-residential opportunities in a high traffic setting.”*

# Commercial (53)

## BARKEYVILLE

### IDC-Interchange Development Corridor

~~“The IDE— Interchange Development Corridor is established to meet the objectives of capturing the economic development potential of Interstate 80, to maintain and protect existing commercial uses and encourage new commercial facilities to locate in functionally designed centers with safe and adequate roadway access...” (1999)~~

“The IDC Interchange Development Corridor is established to provide for businesses and high intensity development that requires significant infrastructure and access to interstate interchanges. This district also permits high density dwellings and residential uses for persons who need access to major services or care...” (2018)

## CHERRYTREE

### CI-Commercial/Light Industrial

“This district shall be an overlay to the Official Zoning Map of the Township. The District requirements as specified in this subsection shall supercede [sic] the requirements specified in the underlying district requirements of the affected section of the R/A District. The C/L Overlay District is intended to preserve and encourage mixed land uses in the form of high density residential development, low density commercial development and certain public uses in areas historically identified as villages. Sections of the Township within this District are capable of sustaining traditional neighborhood development in a manner compatible for all permitted uses... The following are permitted uses in the C/L District: 1. Multi-family dwellings, 2. Light Industrial Uses, 3. Warehousing and wholesaling facilities, 4. Professional offices, 5. Commercial and service establishments, 6. Educational facilities (public and private), 7. Churches and Houses of Worship, 8. Wood products and woodworking, 9. Clubs, Lodges and Fraternal Organizations, 10 Parks and Playgrounds, 11. Automobile Repair and or Body Work Facility, 12. Essential Services, 13. Accessory Buildings and Uses.”

## CORNPLANTER

### CB-Commercial Business

“The purpose of this district is to allow for the orderly growth and development of commercial uses in the Township.”

## CRANBERRY

### C-1 Commercial

Textual description is not provided. The uses are listed as follows:

“Permitted uses: (a) Retail businesses. (b) Eating and drinking establishments, excluding drive-through types. (c) Food stores. (d) Offices. (e) Personal and professional services. (f) Commercial schools. (g) Commercial indoor amusement. (h) Clubs. (i) Funeral homes. (j) Essential services. (k) Oil and gas shallow-well operations. (l) Auto sales, service and repair. (m) Churches. (n) Fire stations. (o) Municipal buildings. (p) Hospital and clinics for humans. (q) Agriculture. (r) Nursing homes...”

### C-2 Commercial

Textual description is not provided. The uses are listed as follows:

“Permitted uses: (a) Eating and drinking places, including drive-through types. (b) Motels. (c) Auto sales, service and repair. (d) Commercial indoor and outdoor amusement. (e) Mobile home sales and display. (f) Public utility buildings. (g) Municipal buildings. (h) Fire stations. (i) Churches. (j) Animal clinics. (k) Hospitals and clinics for humans. (l) Essential services. (m) Oil and gas shallow-well operations. (n) Retail business. (o) Food stores. (p) Personal and professional services. (q) Offices. (r) Shopping centers and shopping malls...”

## EMLENTON

### Commercial

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Retail Business, 2. Eating and Drinking Establishments, 3. Food Stores, 4. Offices, 5. Personal, Professional, and Business Services, 6. Commercial Schools, 7. Indoor Commercial Amusement, 8. Clubs, 9. Funeral Homes, 10. Hotels and Motels, 11. Churches, 12. Auto Sales, Service and Repair, 13. Essential Services, 14. Apartments...”*

## FRANKLIN

### CBD Commercial Central Business District

*“CBD: Central Business District: This district is specifically designed for the existing Franklin central business district. It allows for a wide range of commercial and related uses mixed with multiple unit dwellings while recognizing the physical limitations of this already built-up area. Most off-street parking and loading/unloading requirements are eliminated for this zone.”*

### C-1 Commercial Business District

*“C-1: Commercial Business District: This district is designed to accommodate a wide range of commercial, residential and related uses.”*

## OIL CITY

### C-1 General Commercial District

*“(1) C-1 General Commercial District. This district is designed to accommodate a wide range of commercial uses...”*

### C-2 Central Commercial District

*“(2) C-2 Downtown Business District. This district is specifically designed for the existing downtown Oil City business district. It allows for a wide-range of commercial, upper-floor residential and related issues while recognizing the physical limitations of this already built-up area. Most off-street parking and loading/unloading requirements are eliminated for this zone.”*

## SUGARCREEK

### C-1 Commercial

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Retail Business, 2. Eating and Drinking Establishments (but NOT including drive-in types), 3. Food Stores, 4. Offices, 5. Personal and Professional Services, 6. Municipal Buildings, 7. Public Utility Buildings, 8. Commercial Schools, 9. Commercial Indoor and Outdoor Amusements, 10. Clubs, 11. Funeral Homes, 12. Essential Services, 13. Community of Social Buildings and Uses... Sexually Oriented Businesses, Forestry [No. 236 of 2004]...”*

### C-2 Highway Commercial

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Eating and Drinking Establishments (including drive-in type with outside service [sic]), 2. Retail Business, 3. Food Stores, 4. Motels, 5. Auto Sales, Service and Repair, 6. Offices, 7. Personal and Professional Services, 8. Commercial Indoor and Outdoor Amusements, 9. Mobile home Sales and Displays, 10. Public Utility Buildings, 11. Municipal Buildings, 12. Fire Stations, 13. Churches, 14. Hospitals and Clinics for Humans, 15. Essential Services, 16. Community or Social Buildings and Uses... Forestry [No. 236 of 2004]...”*

# Business (12)

## BARKEYVILLE

### **CB Community Business**

*“ The Community Business District is established for small scale business activities that are compatible with neighboring Residential areas.”*

## PLEASANTVILLE

### **B-Business**

*“Designated for a variety of retail stores and related commercial uses.”*

## ROUSEVILLE

### **B-1 Central Business**

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Retail Business, 2. Eating and Drinking Establishments (excluding Drive-In Types), 3. Offices, 4. Personal and Professional Services, 5. Commercial Schools, 6. Indoor Commercial Amusement, 7. Hotels and Motels, 8. Clubs, 9. Auto Sales, Service and Repair Funeral Homes, 10. Trailers Sales and Display, 11. Animal Clinics, 12. Municipal Buildings, 13. Public Utility Buildings, 14. Signs, 15. Water Recreation and Storage, 16. Essential Services, 17. Accessory Uses...”*

### **B-2 Community Business**

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: 1. Single-Family Homes, 2. Professional Offices, 3. Home Occupations, 4. Municipal Buildings, 5. Bed and Breakfast/Rooming Houses, 6. Funeral Homes...”*

## SANDYCREEK

### **BP Business Park**

*“The BP-Business Park District is established to provide a high-quality setting for job-creating entities which produce less impact than uses typically found in a commercial or industrial district, but which create a positive economic impact on the community.”*

### **B Business**

*“The B Business District is established to provide businesses, which provide goods and services directly to the public and need access to major roads within the Township.”*



# Industrial (34)

## BARKEYVILLE

### IP-Industrial Park

*"The IP—Industrial Park District is established to meet the objective of preserving strategic properties suitable for industrial development for the establishment of suitable diversified industry in the Borough." (1999)*

*"The I Industrial District [sic] is established to provide for planned areas of high quality job creating development with highway access and infrastructure." (2018)*

### I-Industrial

*"The I-2—Industrial District is established to meet the objective of protecting property values to ensure a suitable, attractive and efficient community environment by providing a regulated environment for uses which could be innately threatening to the health, safety, morals and general welfare of the community. It is also established to provide additional land in meeting the objectives of 202(c) [IP—Industrial Park District]." (1999)*

*"The I Industrial District is established to provide appropriate areas for forms and levels of manufacturing and industrial activities and similar high-intensity uses that can have a higher impact upon surrounding properties." (2018)*

## CORNPLANTER

### Industrial

*"This district is designed to allow a wide variety of industrial and related uses."*

## CRANBERRY

### I-1 Light Industrial

Textual description is not provided. The uses are listed as follows:

*"Permitted uses: (a) Agriculture. (b) Research and testing laboratories. (c) Office buildings. (d) Light manufacturing. (e) Essential services. (f) Oil and gas shallow-well operations. (g) Auto sales, services and repair. (h) Fire stations. (i) Municipal buildings. (j) Public utility buildings. (k) Warehousing..."*

## EMLENTON

### Industrial

Textual description is not provided. The permitted uses are listed as follows:

*"Permitted Uses: 1. Research and Testing Laboratories, 2. Industrial Office Buildings, 3. Light Manufacturing... 4. Oil Refinery, 5. Railroad Freight Facilities, 6. Auto Sales, Service and Repair, 7. Essential Services..."*

## FRANKLIN

### IN Industrial

*"IN: Industrial District: Industrial Districts are created to encourage the development and operation of industrial establishments without undue hazard or detriment to adjacent properties or to the community as well as the protection of such industrial area from detrimental encroachment by residential and/or other uses incompatible with industrial development."*

OIL CITY

**I-1 Manufacturing and Industrial District**

*“C) I-1 Industrial District. The Industrial District is designed to allow space for existing and new development to support the City's economic life. Development within this zone is expected to be of a quality that will be compatible with surrounding land use. It is specifically aimed at light manufacturing, fabrication, wholesale uses, nonhazardous research and development, and similar activities... F) CTO Cell Tower Overlay District. [NOT MAPPED] The purpose of this district is to provide a logical area for the location of cell towers to service the area.”*

PLEASANTVILLE

**Industrial (1994)**

*“Designated for research laboratories, warehousing, office buildings and other light industrial uses.”*

ROUSEVILLE

**I-Industrial**

*“Permitted Uses: 1. Research and Testing Laboratories, 2. Office Buildings, 3. Municipal Buildings, 4. Public Utility Buildings, 5. Fire Stations, 6. Rental Service and Equipment, 7. Warehousing, 8. Truck Terminals/Truck Stops, 9. Wholesale Establishments, 10. Water Storage Tanks, 11. Oil Refinery, 12. Signs, 13. Light Manufacturing... 14. Essential Services, 15. Accessory Uses...”*

SANDYCREEK

**I Industrial**

*“The I Industrial District is established to provide for job-creating developments within the community.”*

SUGARCREEK

**I-1 Light Industrial**

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Research and Testing Laboratories, 2. Office Buildings, 3. Light Manufacturing... 4. Municipal Buildings, 5. Warehousing, 6. Essential Services... Sexually Oriented Businesses, Forestry [No. 236 of 2004]...”*

**I-2 Heavy Industrial**

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Research and Testing Laboratories, 2. Office Buildings, 3. Warehousing, 4. Light Manufacturing... 5. Essential Services, 6. Truck Terminals... Sexually Oriented Businesses, Forestry [No. 236 of 2004]...”*

# Major Impact Facilities (1)

CHERRYTREE

## AP = Airport

*“This district shall be an overlay to the Official Zoning Map of the Township. The District requirements as specified in this subsection shall supercede [sic] the requirements specified in the underlying district requirements of the affected section of the R/A District. The AP Overlay District is intended to provide for and preserve certain lands, areas and structures required for aviation related activities in the Township to meet air travel and air freight needs of the residents, businesses and visitors and to establish a framework within which commercial and recreational aviation activities can prosper. These are critical for the economic base and public safety considerations of the Township... The following are permitted uses within the AP Overlay: 1. Runways, taxiways, navigational equipment, and aircraft parking areas, airport administrative offices and other similar facilities associated with a general aviation airport, 2. Hangars intended for the storage of aircraft, 3. Aircraft sales, repair, rebuilding and maintenance, and the facilities essential for such operations, 4. Schools and other instructional activities related to aircraft and flight operations, 5. Fixed base operations providing aviation and aircraft services, 6. Storage and sale of aviation fuel, oil and other aviation fluids, 7. Air freight and air courier services and facilities, 8. Agriculture and horticulture, 9. Accessory Buildings and Uses.”*

# Civic/Health/Institutional (1)

## CRANBERRY

### SHO Service Health Office (2004) – DOES NOT APPEAR ON THE MAP

Textual description is not provided. The uses are listed as follows:

*“Permitted uses: (a) Doctors', dentists' and physicians' offices. (b) Medical and dental clinics, including diagnostic, and ambulatory services. (c) Professional offices. (d) Business offices (insurance, real estate, and similar activity). (e) Veterinary clinics. (f) Health care services and supplies such as: [1] Home health care. [2] Hospital equipment. [3] Respiratory. [4] Prosthetic. [5] Pharmacy. (g) Accessory uses. (h) Essential services...”*

## OIL CITY

### Institutional District

*“D) INST-1 Institutional District. This district is designated to provide an area where a major institution, such as a college or hospital, has a significant influence on land use in the surrounding area. The purpose of this district is to provide defined areas for the location of the parent institution as well as appropriate ancillary and necessary uses generally associated with these facilities. E) IOD Institutional Overlay District. The purpose of this district is to facilitate the orderly expansion of the Venango College of Clarion University of Pennsylvania, while minimizing any negative intrusions to residential neighborhoods. This is to be accomplished by using a graduated approach to use changes, new construction and/or renovations.”*

## SUGARCREEK

### I-Z = Institutional Zone

Textual description is not provided. The uses are listed as follows:

*“Permitted Uses: ~~Single Family Dwellings, 2. Hospitals and Clinics, 3. Medical and Medically Related Personal and Professional Offices, 4. Library Buildings, 5. Commercial Medical Schools, 6. Eating and Drinking Establishments (Except those serving alcoholic beverages and drive-in types), 7. Beauty Shops and Barber Shops, 8. Pharmacies which dispense drugs and medical supplies only, 9. Flower Shops, 10. Domiciliary Care, 12. Rooming Houses, 13. Gift Shops, 14. Day Care/Visiting Care Services...”~~*

Amended by No. 123 of 1989: *“such that the IZ – Institutional Zone in the area of the former UPMC Northwest Medical Center is rezoned into a combined C-1 Commercial District and R-2 Urban Residential District...”*

# Conservation (19)

## BARKEYVILLE

### A Agricultural Conservation District

*“The A Agricultural Conservation District is meant to meet the community development goal of preserving wetland, aquifers, forests, floodplains, and farmland. It is also meant to provide for the continuation of agriculture as an important endeavor in the community. It is also meant to provide for mixed small business and residential opportunities in a low density setting, which will mitigate potential land use conflicts.”*

## CHERRYTREE

### S-Conservation District

*“This district shall be an overlay to the Official Zoning Map of the Township. The District requirements as specified in this subsection shall supercede [sic] the requirements specified in the underlying district requirements of the affected section of the R/A District. The S Overlay District is intended to provide for and preserve certain significant open space resources in the Township to meet recreational needs of the residents and visitors, maintain the quality of life, and protect critical natural features. These resources are critical for the economic base and quality of life of the Township... Permitted uses. 1. Existing principal and accessory uses, 2. Agriculture and horticulture, 3. Water-related uses such as docks, piers, wharves and bridges, 4. Passive Recreation, including trails, bike paths, open space, and nature walks, 5. Accessory Buildings and Uses.”*

## CORNPLANTER

### C-Conservation

*“The Conservation District is designated to allow a wide variety of uses in a low density zone with large lot requirements.”*

## CRANBERRY

### A-1 Conservation

Textual description is not provided. The permitted uses are listed as follows:

*“Permitted Uses: 1. Agriculture, 2. Single-family detached dwellings, 3. Individual mobile homes, 4. Public Parks and playgrounds, 5. Churches, 6. Hunting preserves and game lands, 7. Golf courses, country clubs and lodges, 8. Specialized animal raising, 9. Stables and riding academies, 10. Ski facilities, 11. Essential Services, 12. Oil and gas shallow-well operations, 13. Municipal buildings, 14. Fire stations, 15. Home occupations-office...”*

## ROUSEVILLE

### C-Conservation District

*“Permitted Uses: 1) Agriculture, 2) Single-Family Dwelling, 3) Public and Parochial Schools, 4) Libraries, 5) Municipal Buildings, 6) Public Utility Buildings, 7) Churches, 8) Signs, 9) Camps and Cottages, 10) Specialized Animal Raising and Care, 11) Nurseries and Greenhouses, 12) Country Clubs and Lodges, 13) Radio or TV Sending or Boosting Stations, 14) Water Recreation and Storage, 15) Cemeteries, 16) Animal Clinics, 17) Essential Services, 18) Accessory Uses...”*

## SANDYCREEK

### C Conservation

*“The C Conservation District provides for limited low-intensity and low-density development opportunities in portions of the Township with significant environment constraints. Development here must contend with steep slopes, floodplains, stormwater runoff and lack of public infrastructure. It is intended that this be an area where rural uses continue in a setting consistent with natural limits.”*

**A-1 Conservation**

Textual description is not provided. The permitted uses are listed as follows:

*"1. Agriculture, 2. Single-Family Detached Dwellings, 3. Individual Mobile homes, 4. Parks and Playgrounds, 5. Churches, 6. Hunting Preserves and Game Lands, 7. Golf Courses, 8. Camps and Campgrounds, 9. Essential Services... Intensive Animal Feed Operations, Communication Towers, No-Impact Home-Based Businesses, Forestry [No. 236 of 2004]..."*