

## ARTICLE II – COMMUNITY DEVELOPMENT OBJECTIVES

### 2.01 Objectives

2.01.01 There is hereby established a Zoning Ordinance for the Township, which plan is set forth in the text and map that constitute this Ordinance. Said ordinance is adopted in the interest of protecting and promoting the public health, safety, morals, and general welfare, and shall be deemed to include the following related and specific community development objectives, among others as are detailed in the Octoraro Region Township Comprehensive Plan:

- A. To guide and regulate the orderly growth, development, and redevelopment of the Township, in accordance with a comprehensive plan of long-term objectives, principles, and standards deemed beneficial to the interests and welfare of the people and utilize the potential of Villages to meet the communities housing needs.
- B. To protect the established character and the social and economic well-being of both private and public property.
- C. To promote, in the public interest, the utilization of land for the purposes for which it is most appropriate.
- D. To preserve agriculture and farmland by considering topography, soil type and classification, and present use through regulatory and non-regulatory measures.
- E. To preserve and protect the community's soil and water through voluntary and regulatory programs. To secure safety from floodwater, pollution, and other dangers, and to provide adequate light, air, and convenience of access. To encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- F. To encourage and facilitate the provisions of adequate and efficient public facilities, service, and utilities.
- G. To provide a transportation network that meets motorized and non-motorized demands while preserving the existing community character. To reduce traffic congestion, and where possible, conflicts between different modes of transportation so as to promote efficient and safe circulation of vehicles and pedestrians.
- H. To conserve the value of buildings and to enhance the value of land throughout the Township.

**2.02.02 Primary Goal.**

The primary goal for the future development of Colerain Township is the maximum preservation of agricultural land and agricultural activity. Therefore, all uses in zoning districts which abut any (A) Agricultural District or any existing agricultural activity must accept the nuisances and hazards which are a normal adjunct to farming.