











## FUTURE LAND USES IN HANOVER TOWNSHIP

	<b>AGRICULTURAL</b>	Land that is almost exclusively used for active cultivation of crops, the raising of livestock, or other types of related farm uses. May include wooded areas on the same lot. Land may also be suitable for rural residential conservation development. The conservation development shall consist of not less than fifty (50) percent agricultural land and/or open space.
	<b>AGRICULTURAL ESTATE</b>	Land that is primarily residential in character, which may contain some agricultural uses in a limited fashion on lots greater than ten (10) acres in size.
	<b>RURAL ESTATE RESIDENTIAL</b>	Areas generally consisting of single-family residential development. Residential lots range from five(5) acres to ten (10) acres in size.
	<b>LOW DENSITY RESIDENTIAL</b>	Land areas typically containing single-family residential uses. Residential lots range from one (1) acre to five (5) acres in size.
	<b>SUBURBAN RESIDENTIAL</b>	Land areas containing single-family residential uses at a density of one (1) home per acre to four (4) homes per acre.
	<b>HIGH DENSITY SUBURBAN RESIDENTIAL</b>	Contains single-family or multi-family residential uses at a density greater than six (6) homes per acre. The density for multi-family sites may be increased if additional such units are oriented to retirees, empty-nesters, assisted living households or nursing homes. Housing units shall feature individual entrances and individual attached garages except for housing units which are designated for assisted living facilities or nursing homes.
	<b>PUBLIC / PRIVATE RECREATION</b>	Areas of public and semi-public recreational land use including active and passive recreation, open space, parks, nature preserves, golf courses, playgrounds and other similar facilities.
	<b>PUBLIC / SEMI-PUBLIC</b>	Areas for public purposes such as schools, cemeteries, churches, libraries, government offices, utility facilities and the like.
	<b>DEVELOPMENT SERVICE BOUNDARY</b>	Areas proposed to be provided with higher levels of public water and waste service, sidewalks, storm water management and the like. Sanitary sewer expansion within the identified development service boundaries is supported. Sanitary sewer expansion outside the development service boundary would only be considered if a substantial commercial or industrial development with a unified development plan were proposed in the Planned General Business/Industrial Mixed Use area of the Township.
	<b>100-YEAR FLOOD PLAIN</b>	Limits of the 100-year flood plain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map.

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### PLANNED GENERAL BUSINESS / INDUSTRIAL / MIXED USE

Moderate to highly commercialized planned mixed use area where retail, commercial, office, service, and industrial business is appropriate either in the same building, the same parcel, or an adjacent parcel. This area will serve a regional market with manufacturing, warehousing, assembling, or handling of goods and commodities developed according to a unified development plan featuring large building setbacks, unified and extensive landscaping and open space plans, attractive entrance treatments while taking advantage of controlled vehicle access and parking areas.

A mixed use building could be achieved in one (1) of the following ways: 1. Vertical Mixed Use. A single structure where the above floors provide for office use and the ground floor for retail, commercial, service, or office uses. 2. Horizontal Mixed Use -Attached. A single structure which provides retail, commercial, service, or office use in the portion fronting the road with attached office or industrial uses behind. A mixed use parcel with detached buildings could be achieved in the following way: 1. Horizontal Mixed Use - Detached. Two (2) or more structures on one (1) site which provide retail, commercial, service, and office uses in the structure(s) fronting the road with office or industrial uses in separate structure(s) behind.

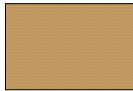


### PLANNED NEIGHBOR- HOOD BUSINESS / SUBURBAN RESIDENTIAL

Small scale retail, office, professional service, or related business uses that are compatible with surrounding residential uses and are developed according to a unified development plan taking advantage of shared amenities including parking, vehicle and pedestrian access, signage and landscaping. Mixed use buildings and parcels with a unified development plan may be appropriate. Residential densities may range up to a maximum of four (4) units per acre. The density for multi-family sites may be increased if additional such units are oriented to retirees, empty-nesters, assisted living households or nursing homes. Housing units shall feature individual entrances and individual attached garages except for housing units which are designated for assisted living facilities or nursing homes. A multi-family development site should not be less than five (5) acres.

A mixed use building could be achieved in one (1) of the following ways: 1. Vertical Mixed Use. A single structure where the above floors provide for small scale office and residential use and the ground floor for small scale retail, commercial, service, or office uses. 2. Horizontal Mixed Use - Attached. A single structure which provides small scale retail, commercial, service, office, or residential use in the portion fronting the road with attached small scale office or residential uses behind.

A mixed use parcel with detached buildings could be achieved in the following way: 1. Horizontal Mixed Use - Detached. Two (2) or more structures on one (1) site which provide small scale retail, commercial, service, and office uses in the structure(s) fronting the road with office or residential uses in separate structure(s) behind.



### PLANNED HIGH DENSITY SUBURBAN RESIDENTIAL

Areas existing or proposed for single-family and/or multi-family residential uses which are generally provided with a higher level of urban services, including: public water and sewer, sidewalks, curbs and gutters and other amenities and featuring unified and extensive landscaping and open space plans, attractive entrance treatments and taking advantage of controlled vehicle access and parking areas. Densities may range up to a maximum of six (6) units per acre. The density for multi-family sites may be increased if additional such units are oriented to retirees, empty-nesters, assisted living households or nursing homes. Housing units shall feature individual entrances and individual attached garages except for housing units which are designated for assisted living facilities or nursing homes. The development size should not be less than five (5) acres.