

**ARTICLE 3 - ZONING DISTRICTS**

**SECTION 300      ESTABLISHMENT OF DISTRICTS**

- A. The Township is divided into different districts, each with a specified purpose and intent to implement the purpose of this Ordinance and the goals and objectives of the Comprehensive Plan.
- B. Whenever federal or state owned property is included in one or more zoning districts, it shall be subject to the provision of this Ordinance only insofar as permitted by the Constitution and laws of the United States of America and the Commonwealth of Pennsylvania.
- C. Every parcel of land and every building or other structure in the Township, except as otherwise provided by law or by this Ordinance, shall be subject to the provisions specified for the district in which it is located.
- D. A building may be erected or used, and a lot may be used or occupied only for the uses permitted by right, accessory uses, conditional uses which adhere to explicit standards and criteria, and the uses permitted by special exception, when approved, in the zoning district in which the building or lot is located. No other use shall be permitted unless the Township's elected officials approve an amendment to this Ordinance either permitting another use in the zoning district or rezoning the lot to permit another use.

**SECTION 301      CLASSES OF DISTRICTS**

For the purpose of this Ordinance, the Township is divided into fourteen (14) classes of districts as follows:

- C-1 Neighborhood Commercial District;
- C-2 Highway Commercial District;
- C-3 Planned Commercial/Light Industrial District;

FH Flood Hazard District;

LI Limited Industrial District;

MD Municipal District;

OR Outdoor Recreation District;

POC Planned Office Center District;

PRD Planned Residential Development District;

R-1 Rural Residential/Agricultural District;

R-1A Agricultural Conservation District

R-2 Rural Residential District;

R-3 Suburban Residential District;

R-4 Suburban Residential District;

R-5 Retirement Residence District;

SSC Steep Slope Conservation District.

The locations and boundaries of such districts are as shown upon the maps attached to and hereby made a part of this Ordinance, designated as the "Zoning Map", the "Flood Hazard District Map", and "Steep Slope Conservation District Map". The said maps, and all the notations, references, and other data shown thereon, shall be as much a part of this Ordinance as if fully described herein.

**SECTION 302      RULES FOR INTERPRETING DISTRICT BOUNDARIES**

In the case of the Flood Hazard District, rules for interpretation of district boundaries are contained in Article 15. In the case of the Steep Slope Conservation District, rules for interpretation of district boundaries are contained in Article 16. For all other districts, the boundaries between districts are, unless otherwise indicated, either the centerline of streets, rights-of-way, or watercourses, or such lines extended, or lines parallel

thereto. Where the boundaries of a single district are indicated as including directly opposite sides of a street, right-of-way, or watercourse, for any portion of its length, the district so indicated shall be construed to apply to the entire bed of such street, right-of-way, or watercourse, lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall apply:

- A.** Where a district boundary is indicated as approximately following the centerline of a street, right-of-way, or watercourse, such centerline shall be construed to be such boundary.
- B.** Where a district boundary is indicated as approximately following a lot or other property line as of the effective date of the provisions of this Ordinance, such lot or property line shall be construed to be such boundary.
- C.** Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on said map.
- D.** Where dimensions are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such figures, the dimensions shall control.
- E.** Where physical features existing on the ground vary from those shown on the Zoning Map, or in other circumstances not covered by subsections A. through D. above, the Board of Supervisors shall interpret the district boundaries.