

## ARTICLE 3

### DESIGNATION OF DISTRICTS

#### **Section 301. ZONING DISTRICTS**

For the purpose of this Ordinance, the Township is hereby divided into districts which shall be designated as follows:

"C"	CONSERVATION DISTRICT
"A"	AGRICULTURAL DISTRICT
"A-R"	AGRICULTURAL-RESIDENTIAL DISTRICT
"R"	RESIDENTIAL DISTRICT
"V"	VILLAGE DISTRICT
"C-B"	COMMERCIAL-BUSINESS DISTRICT
"L-I"	LIGHT-INDUSTRIAL DISTRICT
"F-P"	FLOOD PLAIN PROTECTION OVERLAY DISTRICTS
"E-P"	ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS

#### **Section 302. ZONING MAP**

- A. The boundaries of the C, A, A-R, R, V, C-B, and L-I Districts shall be as shown, upon the map attached to and made a part of this Ordinance which shall be designated "Zoning Map". The said map and all the notations, reference and other data shown thereon are hereby incorporated by reference into this Ordinance as if all were fully described herein.
- B. The boundaries of the Flood plain Protection Overlay Districts (F-P), containing those areas identified as Zone A on the Flood Insurance Rate Map (FIRM) prepared for the Township by the Flood Insurance Administration (FIA) shall serve as overlays to the underlying Districts as shown on the Official Zoning Map. Zone A designations illustrate areas of one hundred (100) year flood for which one hundred (100) year base flood elevations and flood hazard factors have not been provided.
- C. The boundaries of the Environmental Protection Overlay Districts (E-P), containing the Stream Protection Overlay (SPO), Hill and Slope Protection Overlay (HSPO), Lake and Pond Protection Overlay (LPPO), and Wetlands Protection Overlay WPO), shall serve as overlays to the underlying zoning districts as shown on the Official Zoning Map. These overlays shall be

delineated in accordance with the standards and provisions set forth in Article 12 of the Zoning Ordinance.

**Section 303. BOUNDARIES BETWEEN THE C, A, A-R, R, V, C-B, AND L-I DISTRICTS**

- A. The boundaries between these districts are, unless otherwise indicated, either the center lines of streets, alleys, rights-of-way, lot lines, or such lines extended, or lines parallel thereto.
- B. Where figures are shown on the Zoning Map between a street, alley, right-of-way, or lot line, and a district boundary line, they indicate that the district boundary line runs parallel to that line at a distance therefrom equivalent to the number of feet so indicated.
  - 1. The Conservation District boundaries which parallel specific streams segments between property lines as indicated on the Zoning Map shall be construed to extend one-hundred (100') feet from the stream edge.
- C. Boundaries indicated as approximately following the Lykens Township municipal lines shall be construed to follow such municipal lines.
- D. Where district boundaries are not clearly fixed by the above methods they shall be determined by the use of the scale of the Zoning Map.

**Section 304. INTERPRETATION OF BOUNDARIES**

- A. When a zoning district boundary line divides a lot held in single and separate ownership, the regulations of each zoning district shall apply.
- B. Where physical or cultural features existing on the ground are different than those represented on the Zoning Map in circumstances not covered in Section 303, the Zoning Officer is required to make an interpretation and administer the ordinance.
- C. Where the Zoning Officer's interpretation of the Zoning Map is challenged by an applicant, an interpretation hearing or variance hearing shall be conducted by the Zoning Hearing Board in accordance with the processes and procedures outlined in Article 24.