

# ARTICLE III

## DESIGNATION OF DISTRICTS

### Section 301. ZONING DISTRICTS

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

- (CO) Conservation/Open Space
- (AR) Agricultural Residential
- (R-1) Low Density Residential
- (R-2) Medium/High Density Residential
- (SR) Special Residential
- (CR) Limited Commercial Residential
- (CG) Commercial General
- (M-1) General Manufacturing
- (FW) Floodway
- (FF) Flood Fringe

### Section 302. ZONING MAP

A. The boundaries of CO, AR, R-1, R-2, SR, CR, CG, and M-1 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 FW and FF Districts shall serve as overlays to the underlying Districts as shown on the Official Zoning Map, and as specifically described in the Floodway Data Table and 100 year flood delineation in the Flood Insurance Study (FIS) prepared for the Township by the Flood Insurance Administration (FIA) dated February 1, 1978. The said study and accompanying maps, all notations, reference and other data shown thereon are hereby incorporated by reference into this Ordinance as if all were fully described herein.

### Section 303. DISTRICT BOUNDARIES

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, such figures indicate that the district boundary line runs parallel to that line at a distance therefrom equivalent to the number of feet so indicated.

C. Where district boundaries are not clearly fixed by the above methods, such boundaries shall be determined by the use of the scale of the Zoning Map.

D. Should any other uncertainty exist, the Zoning Hearing Board shall interpret the intent of the Zoning Ordinance and Map as to the exact location of district boundaries.

E. When a District boundary line divides a lot held in single and separate ownership at the effective date of this Ordinance, the regulations of either abutting district may be construed by the owner to be applicable to the portion of such lot in the other abutting district for a distance of not more than fifty (50') feet beyond the district boundary line.