

Article 3

DESIGNATION OF DISTRICTS

Section 301. DISTRICTS.

For the purposes of this ordinance, East Pennsboro Township is hereby divided into districts which shall be designated, as follows:

F-P	Flood Plain Overlay District (Floodway and Flood Fringe)
HSP	Hillside/Slope Protection Overlay District
WP	Wetland Protection Overlay District
HA-O	Highway Access Management Overlay District
V-O	Village Overlay District
F-S	Forest Slope District
R-C	Residential Conservation District
A-1	Agriculture District
R-1A	Residential Single-Family Agriculture District
R-1	Single Family Residential District
R-2	Multi-Family Residential District
R-3	Multi-Family Residential District
RHD	Residential High Density District
PRO	Professional Office District
O-A	Office-Apartment District
C-L	Commercial Limited District
C-G	Commercial General District
CPL	Commercial Park Limited District
IP	Industrial Park District

Section 302. ZONING MAP.

The boundaries of said districts shall be shown upon the map attached to and made a part of this ordinance, which map is dated and designated "Zoning Map of East Pennsboro Township." The said map and all the notations, references and other data shown thereon are hereby incorporated by reference into this ordinance as if all were fully described herein.

Section 303. DISTRICT BOUNDARIES.

Where uncertainty exists as to boundaries of any district as shown on said Map, the following rules shall apply:

- A. District boundary lines are intended to follow or be parallel to the center line of streets, streams, railroads, and lot or property lines as they exist on plans of record at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Zoning Map.

- B. Where a district boundary is not fixed by dimensions, where it approximately follows a lot line, and where it does not scale more than ten (10) feet therefrom, such lot line shall be construed to be such boundary unless specifically shown otherwise.
- C. Zoning for the majority of a lot of less than one (1) acre shall determine the zoning for the entire lot.

Section 304. INTERPRETATION OF BOUNDARIES.

In case of any uncertainty, the Zoning Officer shall interpret the intent of the Map as to location of the district boundaries.

Section 305. USE ADJUSTMENT ON DISTRICT BOUNDARIES.

In unsubdivided land where a district boundary divides a lot held in single and separate ownership, the following rules shall apply:

- A. The use in a less restricted district may extend over the portion of the lot in the more restricted district, a distance of not more than fifty (50) feet beyond the district boundary line, providing such extension does not increase the frontage of the less restricted district along a street.
- B. The frontage of the less restricted district may extend over the portion of the lot in the more restricted district, a distance of not more than fifty (50) feet beyond the district line, providing a special exception is granted by the Zoning Hearing Board.