

## **ARTICLE III**

### **DISTRICT REGULATIONS**

#### **SECTION 301            ZONING DISTRICT MAP**

The Township is hereby divided into Zoning Districts, as shown on the official Zoning District Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning District Map shall be identified by the signature of the Chairman of the Board of Supervisors, attested by the Township Secretary and certified by the Township Engineer, and shall bear the seal of the Township under the following words: "This is to certify that this is the Official Zoning District Map referred to in Article III of Ordinance Number 106, as amended, of Union Township, Washington County, Pennsylvania," together with the date of adoption of this Ordinance.

All amendments affecting district boundaries shall be noted on the Official Zoning District Map by the Township Engineer, including the date of adoption, and shall be attested to by the Township Secretary.

No changes of any nature shall be made in the Official Zoning District Map or matter shown thereof except in conformity with the procedure set forth in this Ordinance. Any unauthorized change of whatever kind by any person shall be considered a violation of this Ordinance and punishable as provided under Section 2101 of this Ordinance.

The Official Zoning District Map, which shall be located in the Township Municipal Building, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Township.

#### **SECTION 302            ZONING DISTRICTS**

The Township is divided into the districts set forth by this Ordinance and as shown by the district boundaries on the Official Zoning District Map. The Zoning Districts are:

- R-D    Rural Development District**
- R-1    Low Density Single Family Residential District**
- R-2    One and Two Family Village Residential District**
- R-3    Multifamily Residential District**
- C-1    Local Commercial District**
- C-2    General Commercial District**
- C-3    Heavy Commercial District**
- H-I    Heavy Industrial District**
- A-P    Airport District**
- S-D    Special Development District**

**SECTION 303 DISTRICT BOUNDARIES**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning District Map, the following rules shall apply:

- A. Boundaries indicated as appearing to follow the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as appearing to follow platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as appearing to follow municipal limits shall be construed as following municipal limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as approximately following the centerlines of streams, rivers, or other bodies of water shall be construed to follow centerlines, and in the event of change in the location of streams, rivers, and other bodies of water, shall be construed as moving with the actual body of water and following the centerline;
- F. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

**SECTION 304 GENERAL DISTRICT REGULATIONS**

The following regulations shall apply in all Zoning Districts:

- A. Any use not specifically listed in the Authorized Uses for a Zoning District shall not be permitted in that Zoning District, unless such use is authorized by the Zoning Hearing Board as a use by special exception. The authority for the Zoning Hearing Board to grant approval of a use which is not specifically listed in the Authorized Uses for a Zoning District shall be limited to the C-1, C-2, C-3, H-I and A-P Districts where "Comparable Uses Not Specifically Listed" is included in the list of uses by special exception in the Zoning District subject to the applicable express standards and criteria specified in §1503.10 of this Ordinance.
- B. Accessory uses or structures which are customarily accessory to principal structures or uses which are authorized as conditional uses or uses by special exception shall be permitted as accessory uses by right.

- C. In all Zoning Districts, single family dwellings and two family dwellings shall be the only principal structure on a lot. Except where secondary dwellings for resident farm workers are authorized by this Ordinance, a single family dwelling shall be the only dwelling permitted on a lot.**
  
- D. In all Zoning Districts where authorized by this Ordinance, two (2) or more multifamily dwellings may occupy the same lot; two (2) or more nonresidential buildings may occupy the same lot; and two (2) or more authorized nonresidential uses may occupy the same building, provided, in all cases, that all applicable requirements for each of the structures or uses can be met on the lot.**
  
- E. In all Zoning Districts, all accessory structures shall be located on the same lot with the principal structure to which they are accessory.**