

## ARTICLE III

### DISTRICTS

#### 301. DISTRICTS DESIGNATED.

- A. For the purpose of this Ordinance, the Township of Lower Nazareth is hereby divided into the following types of zoning districts:

AG	Agricultural District
LDR	Low Density Residential District
MLDR	Medium Low Density Residential District
MDR	Medium Density Residential District
MUOD	Mixed-Use Overlay District
GC	General Commercial District
PIC	Planned Industrial Commercial District
NC	Neighborhood Commercial District
GI	General Industrial District
LI	Light Industrial Campus District
CR	Conservation and Recreation District
OP	Office Park

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map."
- C. Terms. Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.
- D. Floodplain. The Floodplain Area, as defined by the Township Floodplain Ordinance, shall serve as an overlay area to all of the underlying Districts. The documents and mapping referenced by the Township's Floodplain Ordinance, as amended, are hereby included in this Ordinance by reference.

#### 302. APPLICATION OF DISTRICT REGULATIONS.

- A. Unless otherwise provided by law or specifically in this Ordinance (including Section 105.B.), no land or building or structure shall be used or occupied except for a use specifically listed in this Ordinance as permitted in the zoning district within which the land or building or structure is located.
- B. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.

- C. No building, structure, or land shall hereafter be erected, used, constructed, reconstructed, moved, or structurally altered and no building or structure or part thereof shall hereafter be used or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- D. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- E. Any territory which may hereafter be annexed to the Township shall be classified as the zoning district of the Township most similar to the zoning of such territory before annexation (as determined by the Zoning Hearing Board) until otherwise classified.

303. ZONING MAP.

- A. A map entitled, "Lower Nazareth Township Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance.
- B. The Official Zoning Map shall bear the adoption date of this Ordinance and the words "Official Zoning Map."
- C. Changes of any nature to the Official Zoning Map shall only be made in conformity with the Amendment procedures set forth in this Ordinance. All changes should be noted by date with a brief description of the nature of the change.
- D. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map shall be located in the Township Office and shall be the final authority on boundaries and districts.
- E.
  - 1. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, the Board of Supervisors may, by resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map.
  - 2. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall include an amendment thereof, unless the amendment has been duly advertised and adopted.
  - 3. Unless the prior Official Zoning Map has been lost or has been totally

destroyed, the prior map or any part or parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

304. 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 street rights-of-ways, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds' office 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 and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. In unsubdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the maps.
- D. Interpretation of Boundaries. See Section 105.D.

305. SETBACKS ACROSS MUNICIPAL BOUNDARIES.

- A. Intent - To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district.
- C. These same setback and buffer yard provisions shall be provided for uses proposed within Lower Nazareth Township if an abutting existing residence or abutting principally residential zoning district is located in an abutting municipality.