

**ARTICLE II
 DESIGNATION OF BASE ZONING DISTRICTS**

§ 201 Base Zoning Districts Designated.

1. For the purpose of this Chapter, the Township is hereby divided into the following zoning districts, with the following abbreviations and District Types:

District Type	Abbreviation	Zoning District
Agricultural	TD1	Agriculture
Residential	TD2	Estate Residential
	TD3	Suburban Residential
	TD4	Village Residential
	TD5	Town Residential
Mixed Use or Commercial	TD6	Village Mixed Use
	TD7	Suburban Mixed Use
	TD8	Regional Mixed Use
Industrial	TD9	Contracting, Craftsman and Artisan
	TD10	Assembly and Distribution
	TD11	Manufacturing, Extraction and Processing

§ 202 District Purposes.

1. TD1 Agriculture – To preserve agricultural lands and woodlands, to encourage conservation of open space and rural landscapes, and to allow for limited low-density residential uses and limited business uses compatible with working lands.
2. TD2 Estate Residential – To accommodate low-density single-family detached dwellings on larger lots which may not be serviced by public sewer and water, and in conjunction with rural agriculture activities.
3. TD3 Suburban Residential – To allow for low-density neighborhoods of single-family detached dwellings, typically on local streets and with private driveways, and largely serviced by on-site wastewater treatment.
4. TD4 Village Residential – To accommodate medium-density neighborhoods of single-family attached and detached dwellings typically along local streets with a more, walkable grid-like pattern.
5. TD5 Town Residential – To provide for neighborhoods that are medium-to-high density and accommodate a mix of single and multifamily dwellings, typically along local streets with a more walkable grid-like pattern.

6. TD6 Village Mixed Use – To accommodate medium-density clusters of low-impact, neighborhood-oriented residential and nonresidential land uses in rural communities, ranging from single-family dwellings to professional offices to small institutional buildings.
7. TD7 Suburban Mixed Use – To allow for commercial uses that service the needs of the community that have direct access to arterial and collector roads which primarily rely on motor vehicles to provide customer accessibility and also including clusters of medium density housing.
8. TD8 Regional Mixed Use – To permit areas for larger-scale master-planned retail and service centers, dining, lodging, entertainment, and other tourism-related commercial activities serving the broader region, as well as select low-impact light industrial uses.
9. TD9 Contracting, Craftsman and Artisan – To accommodate low intensity uses that involve producing, repairing and/or selling products involving primarily handmade workmanship, which may be conducted on the premises or within a residential dwelling and which does not detrimentally impact the residential character of surrounding properties.
10. TD10 Assembly and Distribution – To provide for locations accommodating less intense industrial land uses such as light manufacturing, warehousing and distribution, research/testing facilities, and supporting offices.
11. TD11 Manufacturing, Extraction and Processing – To provide locations for high intensity production, fabrication, and similar industrial uses and activities and to make appropriate provisions for the extraction and processing of mineral deposits from the earth that support the protection of health, safety, and welfare for the region’s citizens.

§ 203 Zoning Map.

1. A groups of maps comprise the Lower Nazareth Township Official Zoning Map that accompanies this Ordinance and is declared a part of this Ordinance.
2. The Official Zoning Map shall bear the adoption date of this Ordinance and shall be comprised of two exhibits: Exhibit 1 of 2 – Base Zoning Districts and Exhibit 2 of 2 – Zoning Overlays.
3. 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.
4. 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.
 - A. 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.
 - B. 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, unless the amendment has been duly advertised and adopted.

- C. 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.

§ 204 District Boundaries.

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

1. District boundary lines are intended to follow or be parallel to the center line of street rights-of-ways, streams, and railroads and the 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.
2. 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.
3. 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.