

**EAST NOTTINGHAM TOWNSHIP  
ZONING ORDINANCE**

**ARTICLE III  
ZONING DISTRICTS**

**SECTION 301            TYPES OF ZONING DISTRICTS**

A.     The Township shall be divided into the following base zoning districts:

- R-1    Agricultural-Residential District
- R-2    Residential District
- R-3    Residential District
- C-1    Special Limited Business District
- C-2    Highway Commercial District
- I-1    Industrial District
- I-2    Limited Industrial District

The locations and boundaries of such base districts shall be as shown on the East Nottingham Township Zoning Map.

B.     Further, areas contained within the following zoning overlay districts:

- Flood Plain Conservation District
- Riparian Corridor Conservation District
- Retained Open Space Development
- R-1A   Transitional Residential Overlay District

are, in addition to the otherwise applicable provisions of this ordinance, subject to the terms of Section 402, Flood Plain Regulations; Section 403, Riparian Corridor Conservation District, Article XIII, Retained Open Space Development, and Article VI, Transitional Residential Overlay District, respectively.

**SECTION 302            ZONING MAP**

- A.     A Zoning Map shall be kept on file in the Township office. Said map and all notations, references, and data shown thereon are hereby incorporated by reference into this ordinance and shall be as much a part of the ordinance as if all were fully described herein.
- B.     The Zoning Map shall be so labeled, identified by the signature of the Chairman of the Board of Supervisors attested by the Secretary of the Board of Supervisors, and shall bear the seal of the Township.

**SECTION 303            DISTRICT BOUNDARY LINES**

- A.     Boundary lines of the base zoning districts are intended to coincide with lot lines, centerlines of streets and alleys, railroad rights-of-way, beds of streams existing at the time of passage of the ordinance, the corporate boundary of the Township, or as dimensioned on the Zoning Map. If and when dimensions are shown on the Zoning Map between a street and a district boundary line, they indicate that the district boundary line runs parallel to the centerline of the street, a distance equivalent to the number of feet so indicated. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Zoning Map.
  
- B.     In the event of dispute about the location of the boundary of any district, the Zoning Officer shall investigate and render a determination on the location of the line. Appeals from the determination of the Zoning Officer shall be made to the Zoning Hearing Board.

**SECTION 304            BOUNDARY TOLERANCES**

Where a district boundary line divides a lot at the effective date of this ordinance, the use regulations applicable to the less restricted district shall 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.