

## Article 2

### Designation of Districts; Official Zoning Map; District Boundaries; and Community Development Objectives

#### **201. Designation of Districts.**

For the purpose of this Ordinance, the Borough, is hereby divided into districts which shall be designated as follows:

<b>R</b>	<b>Residential District</b>
<b>V</b>	<b>Village District</b>
<b>FV</b>	<b>Flood Plain Zones, Village District</b>

#### **202. Official Zoning Map.**

The Borough is hereby divided into districts as shown on the Official Zoning Map, which together with all supplementary part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Borough Official property attested and shall bear the Township seal.

No changes of any nature shall be made in the Official Zoning Map except in conformance with procedures set forth under Section 610 of Article 6, Act 247.

The Official Zoning Map may be replaced only resolutions of the Borough Council, and said resolution shall state that the adoption of a new Official Zoning Map shall supersede any prior Official Zoning Map. The new Official Zoning Map shall be identified by a certification to the effect that "This Official Zoning Map supersedes and replaces the Official Zoning Map adopted the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, as part of Ordinance No. of the Borough of Alexandria, Huntingdon County, Pennsylvania."

#### **203. District Boundaries.**

1. The boundaries of the Districts shall be as shown upon the Official Zoning Map.
2. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
  - a. Boundaries indicated as approximately following the centerlines of streets, highways alleys, or railroads shall be construed to follow such centerlines.
  - b. Boundaries indicated as approximately following platted lot lines or Borough limits shall be construed as following such lot lines.

- C. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- d. Boundaries indicated as parallel to or extensions of features indicated in subsections a through c above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- e. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map; or in other circumstances not covered by subsections a through d above, the Zoning Hearing Board shall interpret the district boundaries.
- f. Where a district boundary line divides a lot which was single ownership at the time of passage of this Ordinance, the Zoning Hearing Board may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed fifty (5) feet beyond the district line into the remaining portion of the lot provided that such extension does not extend the district boundary along any street or road.

**204. Community Development Objectives.**

These Zoning Regulations are designed to promote and effectuate the following Community Development Objectives:

- 1. Protection of transportation corridors.
- 2. The establishment of a realistic population density control consistent with current development patterns.
- 3. To effectuate a logical road and street pattern designed to adequately serve business, industry, and residence and insofar as possible, maintain a separation necessary to protect the neighborhood environment.
- 4. To guide development with a view to providing adequate and economical community facilities and utilities.

5. To permit economical installation of sanitary sewers and treatment facilities.
6. To ultimately eliminate polluting factors and pollutants from land, water and air.

**205. Application of District Regulations.**

1. The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:
  - a. No building, structure, or land shall hereafter be used or occupied, and no building, or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
  - b. No building or other structure shall hereafter be erected or altered:
    - (1) to exceed the height or bulk;
    - (2) to accommodate or house a greater number of families;
    - (3) to occupy a greater percentage of lot area;
    - (4) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.
  - c. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

- 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.

(Ordinance No. 1974-2, approved February 4, 1974)