

Article III – Zoning Districts and Zoning Map

§ 21-301	Establishment of Districts.	21-48
§ 21-302	Classes of Districts.....	21-48
§ 21-303	Zoning Map.	21-49
§ 21-304	Interpretation of District Boundaries.	21-49

Article III – Zoning Districts and Zoning Map

§ 21-301 Establishment of Districts.

(a) The Borough is hereby divided into districts of different types, each type being of such number, shape, kind, and area, and of such common unity of purpose and adaptability of use, as are deemed most suitable to carry out the objectives of this Chapter.

(b) Every parcel of land and every building or other structure in the Borough, except as otherwise provided by law or by this Chapter, shall be subject to the regulations, restrictions, and requirements specified for the district in which it is located.

[Ord. 415 10-29-2003]

§ 21-302 Classes of Districts.

For the purpose of this Chapter, the Borough is divided into the following five (5) classes of districts:

- R-1 Low-Density Residential District
- R-2 Medium-Density Residential District
- R-3 High-Density Residential District
- C-1 Commercial District
- L-1 Light Industrial-Office Research District

[Ord. 415 10-29-2003]

§ 21-303 Zoning Map.

(a) The boundaries of the zoning districts are established on a map entitled “Zoning Map for the Borough of Alburdis,” which is on file in the Office of the Borough Manager and which is declared to be a part of this Chapter. A copy of the Map is reproduced in Appendix ¶ 21-A. Map changes and amendments shall be made in accordance with the provisions of § 21-1903.

(b) The Official Zoning Map shall be identified by the signature of the Borough Council President, attested by the Borough Manager, dated March 5, 1975 (or the date the latest zoning map amendment was adopted, if any), and shall bear the seal of the Borough under the following words: “This is to certify that this is the Official Zoning Map.”

(c) No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Chapter.

(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 office of the Borough Manager and shall be the final authority on boundaries and districts.

[Ords. 415 10-29-2003, 526 01-28-2015]

§ 21-304 Interpretation of District Boundaries.

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 center lines of streets, highways, or alleys shall be construed as following such center lines.

(b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(c) Boundaries indicated as approximately following Borough limits shall be construed as following Borough limits.

(d) Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.

(e) Boundaries indicated as approximately following the center lines of streams or rivers shall be construed as following such center lines, and in the event of change in the center line, shall be construed as moving with the actual center line.

(f) Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

(g) 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 (f) above, the Zoning Hearing Board shall interpret the zone boundaries.

[Ord. 415 10-29-2003]