

# *article III*

## *Classification of Districts*

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### **SECTION 300 ESTABLISHMENT OF DISTRICTS**

- A. The Borough is divided into different districts, each with a specified purpose and intent to implement this Ordinance and the goals and objectives of the Comprehensive Plan.
- B. Every parcel of land and every building or other structure in the Borough, except as otherwise provided by law or by this Ordinance, shall be subject to the provisions specified for the district in which it is located.
- C. A building may be erected or used, and a lot may be used or occupied only for the uses permitted by right, accessory uses, conditional uses which adhere to explicit standards and criteria, and the uses permitted by special exception, when approved, in the zoning district in which the building or lot is located.

### **SECTION 301 CLASSES OF DISTRICTS**

All land areas in the Borough of Spring City shall be classified within one of the base districts found in Section 301(A).

#### **A. Base Districts**

For the purpose of this Ordinance, the Borough of Spring City is hereby divided into seven (7) classes of districts which shall be designated as follows:

- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- R-3 High Density Residential District
- PN Planned Neighborhood District
- DC Downtown Commercial District
- GC General Commercial District
- I Industrial District

#### **B. Overlay District**

In addition to the base district provisions, certain land areas which are located in floodprone areas shall be subject to additional provisions contained in this Ordinance. These areas shall be known as Overlay Districts regulated through the overlay district provisions, in addition to the underlying base district provisions contained in this Ordinance. In addition to the above mapped districts, the following Overlay District shall be applied:

FH Flood Hazard Overlay District

In the event that the Overlay District boundaries are disputed and protected features are found not to exist in a given area, the underlying or base district provisions shall be applicable to said land area.

***SECTION 302 ZONING MAP***

The location and boundaries of districts shall be as shown on the map attached to and made a part of this Ordinance. The map shall be known as the "Zoning Map of Spring City Borough". Said map, the Overlay District Maps, and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance, and shall be as much a part of this Ordinance as if all were fully described herein.

***SECTION 303 DISTRICT BOUNDARIES***

In the case of the Flood Hazard Overlay District, rules for interpretation of district boundaries are contained in Article XI, Section 1102, Identification of the Flood Hazard District. For all other districts, the boundaries between districts are, unless otherwise indicated, either the center lines of streets, alleys, water-courses, and rights-of-way of power lines, and other public utilities. Where the boundaries of a single district are indicated as including directly opposite sides of a street, lane, lake or watercourse, or right-of-way of a public utility, for any portion of its length, the district so indicated shall be construed to apply to the entire bed of such street, alley, or watercourse, or right-of-way of such power line, railroad, or other public utility, lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall apply:

- A. Where a district boundary is indicated as approximately following the center-line of a street, lane, or watercourse, or right-of-way of a public utility, such center-line shall be construed to be such boundary.
- B. Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be construed to be such boundary.
- C. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on said map.
- D. Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance equivalent to the number of feet so indicated. Where scaled distances do not agree with such figures, the figures shall control.

**SECTION 304 BOUNDARY TOLERANCES**

Where a district boundary line divides a lot held in single and separate ownership 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.

**SECTION 305 TABLE OF USE REGULATIONS**

Uses permitted in each district shall be as established in the Table of Use Regulations and Articles IV through XI, subject to the standards set forth in the aforementioned Articles, Article XII--Use Regulations, and all other applicable criteria of this Ordinance. When discrepancies exist between the Table of Use Regulations and those uses listed in Articles IV through XI, the criteria of Articles IV through XI shall have precedence.

**TABLE OF USE REGULATIONS**

<b>Key:</b>	
P = Permitted by Right	C = Conditional Use
S = Special Exception	N = Not Permitted

<b>Residential</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Dwelling - Single-Family (Detached)	P	P	P	N	P	N	N
Dwelling - Multiple Family	N	N	P	N	P	N	N
Dwelling - Townhouse	N	N	P	N	P	N	N
Dwelling - Two Family (Semi-Detached/Duplex)	N	P	P	N	P	N	N
Home Occupation - Major	S	S	S	N	S	N	N
Home Occupation - Minor	P	P	P	P	P	N	N
Life Care Facility	N	C	N	C	N	N	N
Manufactured Home Park	N	N	N	C	N	N	N
Residential Conversion	N	S	S	N	S	N	N
Rooming or Boarding House	N	N	S	N	P	N	N
<b>Office</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Medical Clinic (No Overnight Stays)	N	N	N	N	S	P	N
Professional Service/Office	N	N	N	N	P	P	P
Veterinary Office (without Kennel)	N	N	N	N	P	P	P
Veterinary Office (w/Outdoor Kennel)	N	N	N	N	N	S	P

*Classification Of Districts*

<b>Institutional</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Community Center	N	N	S	N	P	P	N
Educational Facility	S	S	S	N	P	P	N
Hospital	N	N	N	N	N	P	N
Library/Museum	S	S	S	N	P	P	N
Municipal Building/Use	P	P	P	P	P	P	P
Nursing Home	S	S	N	N	P	N	N
Place of Worship	S	S	S	N	P	P	N
Private Club/Lodge	N	N	N	N	P	P	S
Public Recreation Facility	P	P	P	P	P	P	P
<b>Commercial and Consumer Service</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Adult Commercial	N	N	N	N	N	S	N
Amusement Hall/Arcade	N	N	N	N	S	S	N
Automobile Sales	N	N	N	N	N	P	P
Automobile (and Small Engine) Repair	N	N	N	N	N	P	P
Bank/Financial Establishment	N	N	N	N	P	P	N
Bed and Breakfast	S	S	N	N	P	P	N
Catering Establishment	N	N	N	N	P	P	P
Car Wash	N	N	N	N	N	P	P
Commercial Day Care Center	N	N	N	N	P	P	S
Commercial School	N	N	N	N	P	P	S
Funeral Home/Mortuary	N	N	N	N	P	P	P
Indoor Gym/Health Club	N	N	N	N	P	P	P
Kennel	N	N	N	N	N	N	P
Laundromat/Dry-Cleaning Drop-Off	N	N	N	N	P	P	P
Mini-Warehouses	N	N	N	N	N	S	P
Mixed Use (with Residential)	N	N	N	N	P	C	C
Mixed Use (without Residential)	N	N	N	N	P	P	P
Motel, Hotel, and Inn	N	N	N	N	P	P	P
Movie Theater	N	N	N	N	P	P	N
Nursery/Greenhouse	N	N	N	N	N	N	P
Pay Parking Lot	N	N	N	N	P	P	P
Private Recreation Facility	N	N	N	N	P	P	S
Repair Shop	N	N	N	N	P	P	P
Restaurant (no drive-in service)	N	N	N	N	P	P	N
Restaurant (w/drive-in service)	N	N	N	N	N	P	N
Retail Bakery	N	N	N	N	P	P	N
Retail Store	N	N	N	N	P	P	N
Service Business	N	N	N	N	P	P	N
Service Station	N	N	N	N	N	P	P
Shopping Center/Major Retail	N	N	N	N	N	C	N
Tavern	N	N	N	N	P	P	N
Truck/Farm Equipment Sales	N	N	N	N	N	P	P
Wholesale Bakery	N	N	N	N	N	P	P

<b>Utility, Service, and Transportation</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Emergency Services	S	S	S	S	S	P	P
Public Transportation Terminal	N	N	N	N	P	P	P
Radio/Television Transmitter	N	N	N	N	N	N	S
Utilities/Substations	S	S	S	S	S	P	P
<b>Industrial</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Contracting Shops/Offices	N	N	N	N	S	S	P
Fuel Storage/Distribution	N	N	N	N	N	N	P
Industrial Complex	N	N	N	N	N	N	C
Industrial Printing	N	N	N	N	N	N	P
Junk Yard	N	N	N	N	N	N	C
Laboratory/Research	N	N	N	N	N	N	P
Laundry/Dry Cleaning Plant	N	N	N	N	N	N	P
Linen/Diaper Service	N	N	N	N	N	N	P
Lumber Yard	N	N	N	N	N	S	P
Manufacturing	N	N	N	N	N	N	P
Package Distribution Service	N	N	N	N	N	N	P
Saw Mill	N	N	N	N	N	N	P
Storage/Warehouse	N	N	N	N	N	S	P
Wholesale Business	N	N	N	N	N	S	P
<b>General Accessory</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>PN</b>	<b>DC</b>	<b>GC</b>	<b>I</b>
Accessory Buildings/Structures/Uses	P	P	P	P	P	P	P
Antennas/Masts/Dish Antenna	P	P	P	P	P	P	P
Garage/Yard Sale	P	P	P	P	P	N	N
Off-Street Parking	P	P	P	P	P	P	P
Outside Storage or Display	N	N	N	N	P	P	P
Signs	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	S	S	S
Temporary Community Event	P	P	P	P	P	P	P
Temporary Structure	P	P	P	P	P	P	P