**ARTICLE 2**

**DESIGNATION OF ZONING DISTRICTS**

1. **DESIGNATION OF DISTRICTS**

For the purpose of implementing the objectives of this Ordinance, Piatt Township is hereby divided into the following zoning districts:

R Residential District

C Commercial District

I Light Industrial District

A Agricultural District

FF&FP Flood Fringe and General Flood Plain District (Overlying District)

FW Floodway District

1. **DISTRICT PURPOSE STATEMENTS**
	1. R Residential District

This District is designed to provide an area within the Township where primarily low density, residential development can be situated and a safe family home environment can be promoted. Areas set aside for this zone include sections of the municipality where this type of development already exists and areas where further development of this nature could be located without creating conflicts with other non-compatible uses. Lot sizes are based upon the need to safeguard the health of the residents and therefore require sufficient space to be provided for the placement of sub-surface sewage disposal systems and on-site water facilities. Higher densities are permitted where package sewage treatment or community sewage facilities are available. Residential uses and residential support activities are provided for within the district, as are public and semi-public land uses. Industrial or commercial uses which could conflict with the zone's primary intent are however discouraged.

* 1. C Commercial District

This district is established to accommodate retail and wholesale business activities serving both Township residents and a broader regional market. Areas set aside for this zone include those portions of the Township where such uses already exist, including the commercial area along U.S. Route 220, and areas where additional development of this nature is anticipated in the future. The regulations governing the district permit the development of a wide range of shopping, service and other commercial activities, but require adequate off-street parking and loading areas to be provided as part of the commercial activity. In addition, provisions also require that sufficient arrangements are made to safely accommodate the anticipated volumes of traffic entering and exiting each site and assure the efficient movement of people to and from the Township.

* 1. I Light Industrial District

It is the intent of this district to encourage the continuity and expansion of existing light industrial or manufacturing operations and to promote new industrial investment in the Township. To this end, regulations established for the zone prohibit those uses which would substantially interfere with the utilization of these areas for such purposes. Reasonable standards are included to minimize air pollution, noise, glare, heat, fire and safety hazards, and to ensure adequate buffer yards or screen plantings are provided between this district and other adjoining districts.

* 1. A Agricultural District

The purpose of this district is to preserve and protect the rural open space and farming characteristics of the Township and to promote land cultivation and agricultural production as viable economic activities. The intent of such designation is to permit those lands and soil areas best suited for agricultural production (and areas accommodating agriculture-related activities, such as pasture or grazing land) to be utilized for that purpose and to discourage incompatible land uses from encroaching into these areas. All types of agriculture activities, including agribusinesses, and land conservation uses are provided for, as well as limited, single family residential uses.

* 1. FF & FP Flood Fringe and General Flood plain District (Overlying District)

The purpose of this district is to prevent the loss of property and life; the creation of health and safety hazards; the disruption of commercial and government services; and the extraordinary and unnecessary expenditure of public funds for flood protection and relief. To achieve this end, permitted uses must be flood proofed against flood damage. (See Article 6.) In these Flood plain areas, development and/or the use of land shall be permitted in accordance with the regulations of the underlying district, provided that all such uses, activities, and/or development shall be undertaken in strict compliance with the flood proofing and related requirements of this and all other codes and ordinances.

* 1. FW Floodway District

The purpose of this district is to prevent the loss of property and life; the creation of health and safety hazards; the disruption of commercial and government services; and the extraordinary and unnecessary expenditure of public funds for flood protection and relief. To achieve this end, only those uses which will not cause an increase in flood heights, velocities, or frequencies will be permitted. (See Article 6.) In addition, in the Floodway District, no development shall be permitted except where the effects of such development on flood heights is fully offset by accompanying stream improvements which have been approved by all appropriate local and/or state authorities and notification of such has been given to Federal Flood Insurance authorities and the PA Department of Community and Economic Development.

1. **ZONING MAP**
	1. The locations and boundaries of the zoning districts are hereby established as shown on the Official Zoning Map, which is made a part of this Ordinance together with all future notations, references and amendments.
	2. The Official Zoning Map shall contain the signature of the Chairman of the Township Board of Supervisors and shall be attested by the Township Secretary.
	3. No change of any nature shall be made to the Official Zoning Map, except in conformances with the procedures set forth in Section 1100 of this Ordinance. The final authority as to the current status of zoning districts shall be made on the Official Zoning Map promptly after the amendment has been approved by the Township Board of Supervisors, and shall bear the date of the amendment and the signatures of the Chairman of the Board of Supervisors and the Township Secretary.
2. **INTERPRETATION OF ZONING DISTRICT BOUNDARIES**
	1. Designation of District Boundaries

The district boundary lines, except for the Flood plain districts, are intended to generally follow the centerline of streets, highways, railroad rights-of-way, existing lot lines, municipal boundary lines, or streams or may be designated as shown on the Official Zoning Map by a specific dimension from a road centerline or other boundary as indicated.

* 1. Determination of District Boundary Locations

Where uncertainty exists with respect to the actual location of a district boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its interpretation with respect thereto. Provided however, no boundary shall be changed by the Zoning Hearing Board. If the true location of the boundary cannot be determined by interpretation of the Zoning Hearing Board, a request for corrective action shall be filed with the Township Supervisors.

* 1. Severed Lots

Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance or amendment thereto, the Zoning Hearing Board may permit the extension of the regulations for either zone into the remaining portion of the lot for a distance not to exceed 50feet beyond the district line, provided they find that such extension is consistent with the purposes of this Ordinance, including all Flood plain management regulations.

1. **FLOODPLAIN DISTRICT BOUNDARY CHANGES**

The delineation of any boundary of the Flood plain districts may be revised by the Township Supervisors in accordance with the amendment procedure outlined in Section 1100 of this Ordinance where natural or man-made changes have occurred and more detailed studies have been conducted by a qualified agency or individual, such as the U.S. Army Corps of Engineers. No change in any Flood plain boundary shall be made unless the municipality has sought and obtained approval for said change as per Federal Flood Insurance regulations.