

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS

§20-301. Official Zoning Map

The Township is hereby divided into zoning districts as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Chapter.

- A. The Official Zoning Map shall be identified by the signature of the Chairman of the Board of Township Supervisors and attested by the Township Secretary and shall bear the seal of the Township under the following words: "We the undersigned do hereby certify this map to be the true Official Zoning Map as adopted by the Township of Center, Butler County, Pennsylvania," together with the date of adoption of this Chapter.
- B. No change of any nature can be made to the Official Zoning Map, except in conformity with the procedures set forth in this Chapter.
- C. The Official Zoning Map, which shall be located in the Township office, shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the Township.
- D. Any amendments legally adopted to change any district boundaries of the Official Zoning Map shall be noted on such map by chapter number and date of adoption of the amendment. The Official Zoning Map shall be changed to reflect the amendment within thirty (30) days of adoption.
- E. Interpretation of Zoning District Boundaries: Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
 1. Boundaries indicated as appearing to follow the centerlines of streets, highways or alleys shall be construed as following such centerlines;
 2. Boundaries indicated as appearing to follow property lines shall be construed as following such property lines;
 3. Boundaries indicated as appearing to follow Township limits shall be construed as following Township limits;

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water shall be construed as moving with the actual body of water and following the centerlines thereof;
6. Boundaries whose location cannot be determined by any of the above tests may be measured using the scale of the Official Zoning Map.
7. Conflict arising from interpretation: Where there is disagreement on the location of district boundaries, a decision shall be rendered by the Zoning/Code Enforcement Officer, with appeal from his determination made to the Zoning Hearing Board.

§20-302. Application of Zoning District Regulations

The regulations established by this Chapter within each district shall apply uniformly to each class or kind of structure or land.

- A. No building structure or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereinafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in this Chapter for the district in which it is located, or unless a variance has been properly granted.
- B. No building or other structure shall hereinafter be erected or altered, to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, in any manner contrary to the provisions of this Chapter; nor
 1. To exceed the height;
 2. To accommodate or house a greater number of families; or
 3. To occupy a greater percentage of lot area.
- C. No part of a yard or other open space, or off-street parking or loading space required adjacent to, or in connection with, any building for compliance with this Chapter, 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 chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Chapter shall meet at least the minimum requirements established by this Chapter.
- E. Whenever in any district established in this Chapter, a use is not specifically permitted, and an application is made by a property owner to the Zoning Officer for such use, the Zoning Officer shall refer the application to the Zoning Hearing Board, which shall have the authority to permit or deny the proposed use. The use may be permitted if it is similar to, and compatible with, permitted uses in the district, and in no way is in conflict with the general purpose and intent of this Chapter, or any provision permitting the same, provided that the proposed use shall comply with all requirements of this Chapter, otherwise, it shall not be permitted.
- F. All territory which may hereafter be annexed to the Township shall be placed in the "R-1-A" Low Density Residential District until the Planning Commission has made a thorough study of the newly annexed area, reported its recommendations to the Board of Township Supervisors and the Board has adopted a final zoning district classification. This study and report by the Planning Commission shall be made within three (3) months of the time of annexation.

§20-303. Establishment of Zoning Districts

The Township of Center is hereby divided into eight (8) classes of core zoning districts as shown graphically on the Official Zoning Map and five (5) overlay districts. The general objectives for establishing each class of district are as follows:

- A. **Low Density Residential (R-1A) District:** This district includes areas already utilized basically as single family residential dwellings, farm lands or vacant property. Existing properties are large in size, served by secondary roads, and must be of sufficient size to support on-lot sewage disposal and private water supply.
- B. **Single Family Residential (R-1) District:** This district includes single family residential

dwellings primarily in plans with available public water and sewer facilities. On-lot septic systems and private wells exist as well, and lot sizes must take this factor into consideration.

- C. **Multi-Family Residential (R-2) District:** This residential area is served by public sanitary sewer and water systems and is located on or near a major thoroughfare with easy access to shopping areas and community facilities. It is where continued growth is expected to occur.
- D. **High Density Residential (R-3) District:** This is a residential district which presently supports apartment development and is able to facilitate concentrations of population in high rise and garden apartments and housing for the elderly due to its nearness to shopping and transportation. Utilities are readily available to service this type of development.
- E. **Retail and Service Commercial (C-1) District:** The purpose of this district is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where, due to the character of the undeveloped land, the development of commercial uses best serves the residents of the Township through sales of public conveniences.
- F. **Highway Commercial (C-2) District:** This district provides reasonable standards for the provision of highway-oriented commercial uses along major thoroughfares where such uses exist, and where feasible to expand. This district is designed to serve major highways, to minimize access roads from these major thoroughfares, to minimize traffic congestion and to provide buffer yards and screen plantings where such uses adjoin residential districts.
- G. **Light Industrial (M-1) District:** This district is intended to provide a suitable environment for certain types of commercial and industrial uses that can be located adjacent to other districts without undue harmful effects and is primarily serviced by trucks. It would be limited to uses that would minimize air pollution, noise, glare, heat, vibration, fire and safety hazards and continued traffic flow.
- H. **Heavy Industrial (M-2) District:** This district is designed to provide for more intense types of manufacturing and industrial uses and would include service by railroad sidings. This district

is designed to encourage the construction of land areas for industrial purposes and to establish reasonable standards of development.

- I. **Mineral Extraction Overlay District:** This district overlays the R-1A District and is intended to provide areas for the extraction of mineral resources, where those resources can be found, where population density is low, and development is not projected for the near future.
 - 1. Deep Mining (DM) Overlay District
 - 2. Shallow Mining (SM) Overlay District
- J. **Gateway Sign Overlay District:** The purpose of this district is to provide areas at the perimeter of the Township with frontage on collector or arterial roadways for the erection of off-premises advertising signs. (See Exhibit "A")
- K. **Core Infill Overlay District:** The purpose of this district is to identify residential and commercially zoned land which has been substantively developed and projected to accommodate continued development, while establishing a health and safety buffer from surface related facilities in developing areas of the Township directly or indirectly accessible to the SR 08 Corridor.
- L. **Rural Resource Overlay District:** The purpose of this District is to identify land with low population densities, an absence of public utilities and limited development potential to accommodate well regulated resource removal with applicable health and safety criteria to protect existing development.
- M. **Economic Resource Overlay District:** The purpose of this District is to identify a suitable area in the Township for mixed professional and institutional development.
- N. **Principal Solar Energy System Overlay District:** The purpose of this District is to identify a suitable area within the Township to permit solar energy systems.