

ARTICLE 4
ZONING MAP AND ZONING DISTRICTS

SECTION 401 **OFFICIAL ZONING MAP**

Harveys Lake Borough 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 part of this Ordinance, together with all future notations, references and amendments.

SECTION 402 **CHANGES TO OFFICIAL ZONING MAP**

Any changes to the location of zoning district boundaries or other matters portrayed upon the Official Zoning Map shall be undertaken in accordance with the applicable provisions contained within Article 14 of this Ordinance and the Pennsylvania Municipalities Planning Code, Act 247, as amended. Such changes shall be provided upon the Official Zoning Map promptly after the enactment of the subject amendment by the Harveys Lake Borough Board of Supervisors.

SECTION 403 **INTERPRETATION OF BOUNDARIES**

For the interpretation of zoning district boundaries, the following subsections shall apply if or when a determination is not made by the Zoning Officer.

403.1 ZONING HEARING BOARD

If uncertainty exists as to the boundary of any zoning district shown upon the Official Zoning Map, the Zoning Hearing Board shall determine the location of such boundary according to the guidelines set forth in Section 403.2.

403.2 GUIDELINES

- (A) Zoning district boundary lines are intended to follow or parallel the center line of streets, streams and railroads; and the lot or property lines as they exist on a recorded deed or plan at the time of adoption of this Ordinance, unless such zoning district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- (B) Where a zoning district boundary is not fixed by dimensions and where it approximately follows lot lines, and does not scale more than ten (10) feet therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.
- (C) In accordance with Section 310 of this Ordinance, if a Zoning District boundary line divides a lot held in single and separate ownership prior to the effective date of this Ordinance, placing eighty-five (85%) percent or more of the lot area in a particular Zoning District, the location of such district boundary line may be construed to include the remaining fifteen (15%) percent or less of the lot so divided, subject to the lot of

record not being greater than two (2) acres. It shall be the property owner's responsibility to provide documentation to the Zoning Officer to substantiate the location and area of land of the applicable Zoning Districts for the subject property.

- (D) If the guidelines within this Section above fail to provide and establish the boundary of a zoning district, a survey of the property or area of land in question shall be made by a registered surveyor, with the cost of the survey paid by the party who is questioning or contesting the boundary location.

SECTION 404 CLASSES OF ZONING DISTRICTS

For the purpose of this Ordinance, Harveys Lake Borough is hereby divided into Zoning Districts as designated below:

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
(Minimum Lot Size 15,000 Square Feet)
- R-1A SINGLE FAMILY RESIDENTIAL DISTRICT
(Minimum Lot Size 8,000 Square Feet)
- R-2 TWO FAMILY RESIDENTIAL DISTRICT
- R-3 MULTIFAMILY RESIDENTIAL DISTRICT
- S-1R SPECIAL RESIDENTIAL DISTRICT
- C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 RECREATIONAL COMMERCIAL DISTRICT
- S-1 SHORELINE DISTRICT
- M-1 MANUFACTURING DISTRICT
- PRD PLANNED RESIDENTIAL DISTRICT

