

**ARTICLE II
ZONING DISTRICTS AND ZONING MAP**

201 Designation of Districts

201.1 Designation

For the purposes of this Ordinance, Glenburn Township is hereby divided into the following Zoning Districts:

A-1	Agriculture	R-2	Medium Density Residential
A-2	Agriculture	S-P	Special Purpose
A-3	Agriculture	C-1	Local Commercial
R-1A	Low Density Residential	C-2	Highway Commercial
R-1B	One-Family Residential	M-1	Light Manufacturing

201.2 Intent of Districts

The intent of each District and the uses permitted in each District are set forth in this §201.2 or in the specific sections establishing any overlay district.

A-1 Agriculture

To permit, protect and encourage the continued use of land for agriculture and forestry enterprises. The district is composed of those areas of the Township where agriculture and forestry enterprises are the predominant land uses. The regulations applicable in the district are designed to protect and stabilize the essential elements of the district's existing character, to minimize conflicting land uses detrimental to agriculture and forestry enterprises, to limit development which requires community facilities in excess of those required for agriculture and forestry enterprises, and to maintain land in parcels of adequate size to support economically viable agricultural and forestry operations. Concurrently, a number of non-agricultural uses, not suitable for development in other zoning districts, are permitted as conditional uses.

A-2 Agriculture

To meet the same intent as the A-1 District along with permitting mobile home parks as conditional uses.

A-3 Agriculture

To meet the same intent as the A-1 District along with permitting as campgrounds and recreational vehicle parks conditional uses.

R-1A Low Density Residential

To provide areas adequate to accommodate the Township's single-family housing needs at a maximum density of one dwelling per acre, and to limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

R-1B One-Family Residential

To provide areas adequate to accommodate the Township's single-family housing needs at a higher density than the R-1A District, and to limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

R-2 Medium Density Residential

To provide areas where two family and multi-family dwellings can be developed to meet the needs for higher density housing, and to limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

S-P Special Purpose

To recognize the ownership and importance of public lands to conservation and public recreation.

C-1 Local Commercial

To provide areas within the Township for the location of retail and service establishments and commercial enterprises catering primarily to the needs of local residents.

C-2 Highway Commercial

To provide areas within the Township for the location of businesses and commercial enterprises of all types catering to the needs of local residents as well as surrounding communities and the region, and travelers.

M-1 Light Manufacturing

Based on location, existing uses and facilities, and the relationship to other land uses, to reserve those areas in the Township best suited for manufacturing and industry, uses with potential for greater community impact, and other offensive uses.

201.3 Overlay Districts

A. Floodplain Overlay District

The Floodplain Overlay District is hereby created to be coterminous with the flood hazard areas established by the Federal Emergency Management Agency for the Township as shown on the most recent Federal Flood Insurance Rate Maps. In addition to all the other applicable standards of this Zoning Ordinance the floodplain regulations contained Article IX shall also apply.

B. Land Conservation Overlay District

The Land Conservation Overlay District is hereby created to promote the conservation of open lands in the Township. The District shall apply to all areas of the Township in Districts where residential development is permitted and in accord with §801 of this Zoning Ordinance

202 Official Zoning Map

The location and boundaries of said districts are hereby established as shown on the Official Zoning Map of Glenburn Township; which is hereby adopted by reference and declared to be a part of this Ordinance together with all amendments thereto.

203 District Boundaries

203.1 Establishment

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Lackawanna County Recorder of Deed's Office and on the Lackawanna County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.

203.2 Interpretation

Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be

such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

203.3 Uncertainty

In the event of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this Zoning Ordinance. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board.