

ARTICLE 3

ESTABLISHMENT OF ZONING DISTRICTS

3.100 NAMES OF ZONING DISTRICTS

The Borough of Parryville is hereby divided into the following zoning districts:

- A - Agricultural
- R - Residential
- C - Commercial
- M - Industrial
- S - Conservation and Forest

3.200 OFFICIAL ZONING MAP

The boundaries of the zoning districts shall be as shown upon the map attached to and made a part of this Ordinance which shall be designated "Zoning Map". This map and all the notations, references, and other data shown thereon are hereby incorporated by reference into this Ordinance as if all were fully described herein.

Any change in boundaries or other matters included on the Zoning Map, shall be made on the Map promptly after amendment has been approved by the municipality.

Names of existing streets, avenues, alleys, etc. shall be shown on the map as approved by proper Resolution of the Municipality which shall be the sole authority for the naming of any subsequent new streets, avenues, alleys, etc.

3.300 INTERPRETATION OF BOUNDARIES

Where uncertainty exists as to the boundaries of any Zone District shown on the official Zoning Map, the following rules shall apply:

- (a) Boundaries indicated as approximately following the center lines of streets, alleys, highways, streams, brooks, rivers, etc., shall be construed to follow such center lines;

- (b) Boundaries indicated as approximately following lot lines and municipal limit lines shall be construed as following such lot lines and the municipal limit lines;
- (c) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (d) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line.
- (e) Boundaries indicated as being parallel to or extensions of features indicated in subsections (a) through (d) above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- (f) Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the Board may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.
- (g) In any other circumstances not covered by subsections (a) through (f) above, or in the event of any uncertainty as to the boundary of any district, the Board shall interpret the district boundaries.

### 3.400 CLASSIFICATION OF ANNEXED LANDS

Any land annexed to or consolidated with the municipality must be classified and added to the existing municipal Zoning Ordinance and Map within six (6) months from the date the area becomes a part of the municipality. The procedures to be followed shall be as set forth in Article 7 of this Ordinance entitled AMENDMENTS, with the following exception: the Planning and Zoning Commission shall determine the initial classifications of the new territory and present its recommendation to the municipality for adoption in the prescribed manner.