

## ARTICLE 2

### ZONE DISTRICTS AND ZONING MAP

#### 2.100 DESIGNATION OF ZONE DISTRICTS

In accordance with the Municipality's Master Plan, and with consideration of the character of the Municipality and its various parts, and the suitability of the various parts for particular uses and structures, the Borough of Taylor is hereby divided into 14 Zoning Districts, differentiated according to permitted uses and building regulations, as follows:

R-1	One-Family Residential
R-1A	One-Family Residential, Low Density
R-2	General Residential
C-1	Neighborhood Commercial
C-2	Community Commercial/C.B.D.
C-2A	Community Commercial
C-3	Heavy Commercial
C-3A	General Commercial
M-1	Light Manufacturing
M-2A	General Manufacturing
M-2	Heavy Manufacturing
S-1	Open Space
S-2	Conservation
S-3	Special Purpose

In addition to the 14 Zoning Districts listed above, the Borough also has a Flood Plain (FP) Conservation District. Where applicable on the Zoning Map, this zone appears as an overlay to the Districts established above. Permitted uses and building regulations in this zone are subject to the same requirements as the zone over which this overlay is placed, and the supplemental regulations governing the Flood Plain as described in Section 5.890.

#### 2.200 ZONING MAP

The location and boundaries of said zones are hereby established as shown on the Official Zoning Map of the Borough of Taylor dated January 2005 on file in the office of the Secretary of the Borough. Said official Zoning Map, together with any map inserts, is hereby made a part of this Ordinance as if the same were all fully described and set forth herein.

## 2.300 INTERPRETATION OF BOUNDARIES

### 2.310 Designation of Zone Boundaries

The zone boundary lines are intended to follow the right-of-way lines of streets and roads, existing lot and property lines, the mean and/or flood level of water bodies and Borough Boundary lines, all as shown on the Zoning Map; but where a zone boundary line does not follow such a line, its location is shown on the Zoning Map by a specific dimension expressing its distance from a street or road line, or other boundary line as indicated, or by a reference to a contour line delineated on the United States Geological Survey Maps.

### 2.320 Determination of Locations of Boundaries

In the event of uncertainty as to the true location of a zone boundary line in a particular instance, any decision of the Zoning Officer may be appealed before the Zoning Hearing Board by any affected property owner. It shall be the duty of the Zoning Hearing Board to render its determination with respect thereto.

### 2.330 Division of Lot or Parcel in Single Ownership

Where a Zone boundary line divides a lot or parcel in single ownership at the time of the passage of this Ordinance, any use authorized or permitted in either zone may be extended a distance not to exceed fifty (50) feet beyond the boundary of the zone in which such use is authorized or permitted.

## 2.400 DEGREE OF RESTRICTIVENESS

The phrase "more restrictive uses" as employed in this Ordinance shall mean the following:

- a. Those uses permitted in an S-1 Zone are the most restrictive.
- b. All other uses are less restrictive in the order they are permitted in the Zones in the sequence shown: R-1, R-1A, R-2, C-1, C-2, C-2A, C-3, C-3A, S-2, M-1, M-2, M-2A, and S-3.
- c. Where a use is specifically enumerated in a less restrictive zone, such use shall not be permitted in a more restrictive zone unless it is specifically enumerated as a permitted use therein.

## 2.500 LIMITATION OF LAND USE

Except as provided in this Ordinance, no building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structures or premises be used, designed or intended to be used for any purpose other than the uses hereinafter listed as permitted in the zone in which such building or premises are located.