

ARTICLE IV
DESIGNATION OF DISTRICTS

400. Districts

For the purpose of this Ordinance, the Township of South Middleton is hereby divided into districts which shall be designated as follows:

- (1.) Base Districts
 - (a.) **WC** Woodland Conservation
 - (b.) **AC** Agricultural and Conservation
 - (c.) Residential Districts
 - (i.) **RL** Residential - Low Density
 - (ii.) **RM** Residential - Moderate Density
 - (iii.) **RH** Residential - High Density
 - (d.) **V** Village
 - (e.) **SC** Suburban Commercial
 - (f.) **C** Commercial (C-1, C-2, and AD)
 - (i.) **C-1** Commercial Light
 - (ii.) **C-2** Commercial General
 - (iii.) **AD** Airport Development
 - (g.) **I** Industrial (I-1, I-2, and I-3)
 - (i.) **I-1** Industrial Light
 - (ii.) **I-2** Industrial Manufacturing
 - (iii.) **I-3** Industrial Transportation
 - (h.) **TC** Town Center
- (2.) Overlay Districts
 - (a.) **AH** Airport Hazard
 - (b.) **SR** Scenic River
 - (c.) **SS** Steep Slope Conservation
 - (d.) **WP** Wellhead Protection

401. Zoning Map

By way of this section, South Middleton Township is adopting a revised Zoning Map dated 2024 (attached hereto) and as created by Cumberland County, PA. The Zoning Map is to be incorporated into the Zoning Ordinance by reference as it were described herein and as per Section 401. This Zoning Map will replace the existing Zoning Map adopted on January 23, 2020.

402. District Boundaries

Where uncertainty exists as to boundaries of any district as shown on said map, the following rules shall apply:

- (1.) To the greatest extent possible, District boundary lines are intended to follow property lines as they exist on plan of record at the time of the adoption of this Ordinance. In certain cases, District boundary lines may be parallel to the center line of streets, streams, and railroads; and, are fixed by dimensions as shown on the Zoning Map.
- (2.) Where a district boundary is not fixed by dimensions and where it is intended to follow property lines, such property lines shall be construed to be such boundaries unless specifically shown otherwise.
- (3.) In un-subdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated, by dimensions, shall be based on logical continuation of district boundary lines through such properties, or as determined by the Zoning Officer.

403. Interpretation of Boundaries

In case of uncertainty as to the true location of a district boundary line in a particular instance, the determination thereof shall be made by the Zoning Officer. An appeal may be taken to the Zoning Hearing Board, as provided herein.

404. Effect of Establishment of Districts

- (1.) No building shall be erected, moved, altered, rebuilt, or enlarged nor shall any land or building be used, designed, or arranged to be used for any purpose or in any manner except in conformity with all regulations, requirements, and restrictions specified in this Ordinance for the district in which such building or land is located.
- (2.) No yard or open space required in connection with any building or use shall be considered as providing a required open space for any other building on the same or any other lot.
- (3.) No lot shall be formed from part of a lot already occupied by a building unless such building, all yards, and open spaces connected therewith, and the remaining lot comply with all requirements prescribed by this Ordinance for the District in which said lot is located. No building permit shall be issued for the erection of a building on any new lot thus created unless such building and lot comply with all provisions of this Ordinance.
- (4.) Any use not specifically permitted by this Ordinance shall be deemed to be prohibited. Any list of prohibited uses contained in any section of this Ordinance shall not be deemed to be an exhaustive list but has been included for the purposes of clarity and emphasis, and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and thus prohibited.