

**ARTICLE 3.
DISTRICTS AND MAP ESTABLISHED**

3.01 Zoning Classifications

For the purpose of regulating the location, size and use of buildings, structures and land, for residence, trade, industry or other purposes, Southampton Township is hereby divided into the following districts, or zones, which shall be known as:

**Agricultural District
Woodland Conservation District
Village Center District
Commercial District
Commercial/Manufacturing District
Floodplain Conservation District**

3.02 Zoning Map

The boundaries of the above districts are delineated on a map entitled **Southampton Township Zoning Map** which accompanies, and, with all explanatory matter thereon, is hereby made a part of this ordinance.

3.03 Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of the districts shown on the Zoning Map, the following rules shall apply.

- A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed as following such centerlines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following municipality limits shall be construed as following such municipality limits.
- D. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water shall be construed as following such centerlines.
- E. Boundaries indicated as parallel to or extensions of features indicated in Sub-sections 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 physical or cultural features existing on the ground are at variance with those shown on the official Zoning Map or are in circumstances not covered by Sub-sections A through D above, the Zoning Officer shall interpret the district boundaries. An appeal may be taken to the Zoning Hearing Board, as provided herein.

3.04 Effect of Establishment of Districts

- A. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all the regulations herein specified for the district in which it is located, and unless and until a Zoning Permit has been secured from the Zoning Officer.
- B. 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.
- C. 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.
- D. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
- E. Any use not 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.