

**ARTICLE 3 -  
DESIGNATION OF ZONING DISTRICTS & ADOPTION OF ZONING MAP**

**Section 300      Designation of Districts**

For the purpose of this Ordinance, Mount Holly Springs Borough is hereby divided into zoning districts which shall be designated as follows:

Conservation Districts

R-L      Residential Limited Use .....(See Article 4)

Residential Districts

R-1      Low Density Residential .....(See Article 5)

R-2      Medium Density Residential .....(See Article 6)

Mixed Use Districts

V      Village .....(See Article 7)

Commercial Districts

G-C      General Commercial .....(See Article 8)

Industrial Districts

I      Industrial .....(See Article 9)

Overlay Districts

F-H      Flood Hazard District .....(See Article 10)

**Section 301      Zoning Map**

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

**Section 302      District Boundaries**

The boundaries between districts are shown by District Boundary Lines on the Zoning Map. Where uncertainty exists as to boundaries of any districts shown on the Zoning Map, the following rules shall apply:

- A.      Where Zoning District boundaries are so indicated as approximately coinciding with the centerlines of streets, highways, railroad lines or streams, or ridge lines, such centerlines shall be construed to be the Zoning District boundaries.
- B.      Where Zoning District boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be the Zoning District boundaries.
- C.      Where Zoning District boundaries are so indicated that they are approximately parallel to centerlines of streets and highways, the Zoning District boundaries shall be construed as parallel thereto and at such distances from the centerline as indicated on the Zoning Map.

- D. For unsubdivided land or where a Zoning District boundary divides a lot, the location of the Zoning district boundary, unless dimensions are indicated, shall be determined by the use of the scale appearing on the Zoning Map.

**Section 303 Interpretation of Boundaries**

- A. In the case of any uncertainty as to Zoning District boundaries on the Zoning Map, the Zoning Officer shall determine the Zoning District Boundaries, however, the Zoning Officer's determination may be appealed to the Zoning Hearing Board.

**Section 304 Application of Regulations**

Except as provided herein:

- A. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformance with the regulations specified for the Zoning District in which it is located; with the exception of existing nonconformities (grandfathered) as of the effective date of this Ordinance, which may be altered in compliance with Article 15 of this Ordinance.

**Section 305 Use Tables**

- A. The tables found in the ensuing articles (4-9) list the types of uses permitted by this Zoning Ordinance. Uses are divided into those Permitted by Right (zoning decision by Zoning Officer); Permitted by Special Exception (zoning decision by Zoning Hearing Board) and Permitted by Conditional Use (zoning decision by Governing Body). Many of the uses permitted by the above three categories must comply with certain criteria, which are found in Article 12. The Zoning Code section numbers where the criteria are located are noted in the tables.