**CHAPTER 27**

**ZONING**

**Part 2**

**Designation of Zoning Districts**

**§201. Designation of Districts.** For the purpose of implementing the objectives of this Chapter, White Deer Township is hereby divided into the following zoning districts:

 V Village District

 RR Rural Residential District

 C Commercial District

 C & M Commercial & Manufacturing District

 A Agricultural District

 W Woodland District

FF & FP Flood Fringe and General Floodplain District (Overlying District)

FW Floodway District (Overlying District)

**§202. District Purpose Statements.**

(1)V - Village District. It is the intent of this district to allow for the expansion of the existing villages of New Columbia, White Deer and West Milton. A variety of residential and compatible non-residential uses and activities are provided for, although higher density residential and intensive non-residential development will require the extension or installation of public or community sewer and water facilities. Authorized non-residential uses must meet specific criteria designed to maintain the residential character of the district. Churches, schools, community centers, and similar uses are also permitted to support the residential community.

 (2) RR - Rural Residential District. The purpose of this district is to provide space within the Township where low density residential uses can logically be accommodated yet not interfere with nor encroach into the agricultural or open space areas surrounding them. While public sewer and water facilities may be available in some portions of this zone, the majority of the development in this zone will be served by on-lot sewage and water systems. Extensions of public sewer and water systems into these areas should only be pursued where such infrastructure is needed to correct potential health or safety problems, as a means of preserving the rural character of this zoning district. The maintenance of existing woodlands, crop lands and open space areas is also encouraged. Multi-family or higher density residential uses are discouraged in this zoning district, as are other potentially incompatible non-residential uses.

 (3) C - Commercial District. This zoning district is established to accommodate retail and wholesale business activities and other non-residential uses serving Township residents as well as the regional market. Area set aside for this zone include portions of the Township adjacent to the New Columbia interchange of U.S. Route 15 and the southwest quadrant of the I-80 and U.S. route 15 interchange where uses of this nature already exist and where additional development of this type are anticipated. The regulations governing this district permit the development of a wide range of shopping, service and other commercial activities, with the exception of truck and heavy equipment sales, service or repair. Adequate off-street parking and loading areas, and appropriate buffer yards or screen plantings are required. Regulations are also included to ensure proper arrangements are made to safely accommodate the anticipated traffic volumes entering and exiting each site, and to assure the efficient movement of people and goods to and from the Township.

 (4) C & M - Commercial and Manufacturing District. The purpose of this zone is to protect the integrity of existing intensive commercial, manufacturing or industrial operations and to provide space for the expansion or extension of similar types of development in the Township. Most of the uses permitted in the Commercial District are provided for in this zone as are manufacturing, industrial and heavy commercial activities. The regulations governing this zone prohibit any new use which would substantially interfere with this intent. Areas identified for the Commercial and Manufacturing designation include the area east of U.S. Route 15 north of West Milton and south of New Columbia and the area of U.S. Route 15, north of New Columbia and south of White Deer. Requirements insure that adequate buffer yards, planting strips and/or screenings are provided between the uses in this zone and other adjoining zoning districts, particularly residential areas, and all development in flood prone segments of this zone must be flood proofed.

 (5) A - Agricultural District. This district is intended to preserve and protect those areas of White Deer Township which are predominantly agricultural in use and those portions of the municipality which have the highest quality soils. Land cultivation and related agricultural production activities, including animal husbandry, are encouraged in these areas, as is the maintenance of the area’s rural countryside character. The intent of such designation is to permit those lands best suited for agriculture (including pasture, grazing lands and some wooded tracts) to be utilized for that purpose and to discourage incompatible land uses from encroaching into these areas. All types of agricultural activities, including agribusiness, and land conservation uses, are provided for, and residential uses, while allowed, are permitted only at a low density. The

agricultural designation is intended to encourage farmers to

invest in farm improvements and to discourage land speculation for residential development in these areas of the Township.

 (6) W - Woodland District. It is the intent of this district to recognize the sizeable woodland and forested areas of the Township as a significant land use and encourage their protection from destruction, elimination or inappropriate development. This zone includes those areas of the Township designated as part of the Tiadaghton and Bald Eagle State Forests. The value of conserving land as a natural resource is acknowledged in this district, and the problems which can occur with over-utilization or improper development of such area are recognized, including soil erosion, stream and drainage way sedimentation, water supply contamination, and loss of wildlife habitat. The regulations governing this district therefore provide for uses which will support environmental protection objectives.

 (7) FF & FP - Flood Fringe and General Floodplain District (Overlying Districts). The district is intended to prevent the loss of property and life; the creation of health and safety hazards; the disruption of commercial and governmental services; and the extraordinary and unnecessary expenditure of public funds for flood protection and relief. To achieve this end, permitted uses must be flood proofed against flood damage. In these floodplain areas, development and/or use of land shall be permitted in accordance with the regulations of the underlying district, provided that all such uses, activities, and/or development shall be undertaken in strict compliance with the flood proofing and related requirements of this and all other Township codes and ordinances.

 (8) FW - Floodway District (Overlying District). The purpose of this district is to prevent the loss of property and life; the creation of health and safety hazards; the disruption of commercial and governmental services; and the extraordinary and unnecessary expenditure of public funds for flood protection and relief. To achieve this end, only those uses which will not cause an increase in 100 year flood heights, velocities, or frequencies will be permitted. In addition, in the Floodway District, no development shall be permitted except where the effects of such development on 100 year flood heights is fully offset by accompanying stream improvements which have been approved by all appropriate local and/or state authorities and notification of such has been given to the Federal Insurance Administration and the PA Department of Community and Economic Development, Office of Strategic Planning and Program Operations. Furthermore, the use of land in this floodplain district shall be governed by the regulations of the underlying district, provided that all such uses, activities, and /or development shall be undertaken in strict compliance with the flood proofing and related requirements of this and all other Township codes and ordinances.

**§203. Zoning Map.**

 (1) The locations and boundaries of the zoning districts are hereby established as shown on the Official Zoning Map, which is made a part of this Chapter together with all future notations, references and amendments. A copy of the Official Zoning Map shall be on file in the White Deer Township Municipal Building and in the office of the Township Zoning Officer.

 (2) No change of any nature shall be made to the Official Zoning Map, except in conformance with the procedures set forth in this Chapter. The final authority as to the current status of zoning districts shall be the Official Zoning Map. Any changes made to the zoning districts shall be made on the Official Zoning Map promptly after the amendment has been approved by the Township Board of Supervisors, and shall bear the date of the amendment and the signatures of the Chairman of the Board of Supervisors and the Township Secretary.

**§204. Interpretation of Zoning District Boundaries.**

 (1) Designation of District Boundaries. The district boundary lines, except for the floodplain districts, are intended to generally follow the centerlines of streets, highways, railroad rights-of-way, existing lot lines, municipal boundary lines, or streams or may be designated as shown on the Official Zoning Map by a specific dimension from a road centerline or other boundary as indicated.

 (2) Determination of District Boundary Locations. Where uncertainty exists with respect to the actual location of a district boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its interpretation with respect thereto. Provided however, no boundary shall be changed by the Zoning Hearing Board. (The Zoning Hearing Board may request recommendations from the Township Planning Commission prior to making such decisions.) If the true location of the boundary cannot be determined by interpretation of the Zoning Hearing Board, a request for corrective action shall be filed with the Township Supervisors.

 (3) Severed Lots. Where a district boundary line divides a lot which was in single ownership July 25, 1999 or as a result of an amendment hereto, the Zoning Hearing Board may permit the extension of the regulations for either zone into the remaining portion of the lot for a distance not to exceed 50 feet beyond the district line, provided they find that such extension is consistent with the purposes of this Chapter, including all floodplain management regulations.

**§205. Floodplain District Boundary Changes.** The delineation of any boundary of the floodplain districts may be revised by the Township Supervisors in accordance with the amendment procedure outlined in this Chapter where natural man-made changes have occurred and more detailed studies have been conducted by a qualified agency or individual, such as the U.S. Army Corps of Engineers. No change in any floodplain boundary shall be made unless the municipality has sought and obtained approval for said change from the Federal Insurance Administration as per the National Flood Insurance Program regulations and has received a Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) for the proposed boundary change.

(Ordinance No. 99-1, adopted July 20, 1999)