

## ARTICLE 2

### DESIGNATION OF ZONING DISTRICTS

#### 200 DESIGNATION OF DISTRICTS

For the purposes of implementing the objectives of this Ordinance, Milton Borough is hereby divided into the following zoning districts:

R-1	Low Density Residential District
R-2	Moderate Density Residential District
R-3	High Density Residential District
PRD	Planned Residential Development District
C	General Commercial District
CBD 1	Central Business District 1
CBD 2	Central Business District 2
M	Manufacturing District
EDD	Economic Development District
I/OP	Industrial/Office Park District
OS	Open Space District
FF & FP	Flood Fringe & General Floodplain District ( <i>Overlay District</i> )
FW	Floodway District ( <i>Overlay District</i> )

#### 201 DISTRICT PURPOSE STATEMENTS

##### A. R-1 Low Density Residential District

It is the intent of this district to provide an area within the Borough where quiet, low density single-family residential neighborhoods can be situated. Areas identified for this zone generally include sections of the community where this type of development already exists and where it is desirable to preserve such a lifestyle choice for Borough residents. The minimum dimensional requirements for this district are intended to promote a safe, family home environment.

##### B. R-2 Moderate Density Residential District

This district is intended for application to areas of the Borough where moderate density residential development already exists (in the form of double homes, duplexes, conversion apartments, and some multi-family dwelling structures) and where additional development of this type could be located. The regulations and uses permitted in this zone primarily encourage residential activities, but also provide for some compatible non-residential uses, such as schools, day care centers, professional offices, and recreational facilities. While densities may vary throughout the district, the standards established for the zone are intended to assure that adequate room is reserved to accommodate the parking and open space needs of each use.

C. R-3 High Density Residential District

The purpose of this district is to set aside an area of the Borough where moderate to high density residential development can be located in conjunction with some limited commercial land uses; i.e to provide a transition zone between the traditional residential areas of the community and the more intense commercial areas. A mixture of single-family dwellings and multi-family apartment units are provided for in this zone, as are small-scale personal service businesses, day care centers, professional offices, and related social, civic and religious uses. The regulations for the zone are designed to discourage large commercial operations and the creation of traffic congestion along Borough streets. Adequate off-street parking must therefore be provided to assure the maintenance of the area's overall character.

D. PRD Planned Residential Development District

The intent of this district is to designate a portion of the Borough where the traditional, uniform standards for zoning and land development can be set aside in order to encourage innovations in residential and non-residential development so that the growing demand for housing and other development may be met by a greater variety in type, density and layout of dwellings and other structures, and by the conservation and more efficient use of open space. Uses permitted in this district shall include dwelling units and appropriate non-residential uses, including neighborhood retail stores. The area designated for this zone is located in the northeastern segment of the municipality and represents one of the last sizeable, undeveloped tracts of land in the Borough suitable for residential improvement.

E. C General Commercial District

This designation is intended to set aside areas of the Borough situated outside of the Central Business Districts of the community for the location of wholesale and retail commercial activities which will help serve the need for various goods and services. Provisions are included which will require adequate off-street parking and loading areas to be provided to accommodate the types and volumes of traffic anticipated.

F. CBD 1 Central Business District 1

This district provides an area within the community which is expressly intended for the location of commercial establishments, retail sales businesses, financial institutions, and various community based cultural activities. The intent of the regulations for this district is to protect the integrity of the Borough's present business district for the performance of these primary functions. To this end, those uses which will help achieve the preservation of the small town character of this segment of the community is encouraged and those uses which would

substantially interfere with his goal are discouraged.

(Revised August 27, 2014 per Ordinance # 1191)

G. CBD 2 Central Business District 2

This district is designed as an extension of Central Business District 1 and is intended to provide an area within the Borough where commercial establishments, retail sales businesses, financial institutions, and residential dwellings can coexist. The intended regulations are to protect the integrity of the Borough's present businesses and residences for which the performance of these primary functions will help achieve the preservation of the small town character of this community.

(Revised August 27, 2014 per Ordinance # 1191)

H. M Manufacturing District

The purpose of this district is to identify areas of the Borough for light or heavy manufacturing and/or warehousing uses. Areas set aside for this zone were chosen in an attempt to maximize existing facilities, public utilities and services, and to minimize any negative effects which might be caused by such operations. Regulations governing this zone require that adequate buffer yards or screen plantings are provided between new manufacturing uses and other adjoining non-industrial activities and that sufficient arrangements are made for the safe and efficient transport of raw materials and finished products into and out of the community.

I. EDD Economic Development District

The intent of this district is to promote business, commercial and industrial development in the community in an efficient, attractive and environmentally sound setting and to provide a desirable location for such business in a harmonious relationship with the surrounding municipalities. The area designated for this district comprises approximately one-third of the Borough's land area and includes property now or formerly owned by the Milton Area Industrial Development Association located in the southern third of the community. Uses permitted in this zone are intended to increase employment opportunities.

J. I/OP Industrial/Office Park District

This district was designed as an extension of the EDD Zone and was intended to provide space within the community where professional and business offices could be located along with or in conjunction with light industrial operations. Area set aside for this zone is located in the extreme southern portions of the Borough, adjacent to the West Chillisquaque Township line. Dimensional and open space requirements for this district mirror area and yard requirements set forth in the EDD District.

K. OS Open Space District

This zone is intended to identify and protect the Borough's open space areas located between the Susquehanna River and the developed areas of town. Only land cultivation activities, non-structural recreation uses, and other limited uses are permitted, as the area is highly susceptible to flooding.

L. FF and FP Flood Fringe and General Floodplain District (Overlay District)

The intent 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, permitted uses must be floodproofed against flood damage. (See Article 6.) In these floodplain areas, development and/or the 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 floodproofing and related requirements of this and all other Borough codes and ordinances.

M. FW Floodway District (Overlay District)

The intent 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. (See Article 6.) In addition, in the Floodway District, no development shall be permitted except where the effects of such development on 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. Furthermore, the use of land in the floodway district shall be governed by the regulations of the underlying district, provided that all such uses shall be undertaken in strict compliance with the floodproofing regulations of this and all other Borough codes and ordinances.

**202 ZONING MAP**

- A. 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 Ordinance together with all future notations, references and amendments.
- B. No change of any nature shall be made to the Official Zoning Map, except in conformance with the procedures set forth in Section 1100 of this Ordinance. 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 Borough Council, and shall bear the date of the amendment and the signatures of the President of Council and the Borough Manager.

**203 INTERPRETATION OF ZONING DISTRICT BOUNDARIES**

A. 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.

B. 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. 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 Borough Council.

C. Severed Lots

Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance or amendment thereto, 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 Ordinance, including all floodplain management regulations.

**204 FLOODPLAIN DISTRICT BOUNDARY CHANGES**

The delineation of any boundary of the floodplain districts may be revised by the Borough Council in accordance with the amendment procedure outlined in Section 1100 of this Ordinance where natural or 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.