

PART 3
ESTABLISHMENT OF DISTRICTS

§27-300. Establishment of Districts.

1. Hulmeville Borough is hereby divided into districts of different types, each type being of such number, shape, kind and area and of such common unity of purpose and adaptability of use that are deemed most suitable to carry out the objectives of this Chapter and the Four Boroughs Comprehensive Plan.
2. Every parcel of land and every building or other structure in the Borough, except as otherwise provided by law or by Ordinance, shall be subject to the regulations, restrictions, and requirements specified for the district in which it is located.

§27-301. Types of Districts.

The districts are established and designated as follows:

- A. R-1 Residential District
- B. R-2 Residential District
- C. R-3 Residential District
- D. LIC Limited Industrial Conservation District
- E. C Commercial District
- F. I Industrial District
- G. H Historical District

§27-302. Zoning Map.

The boundaries of zoning districts shall be as shown upon the map attached to and made a part of this Chapter, which shall be designated the “Hulmeville Borough Zoning Map.” Said map and all notations, references and other data shown thereon are hereby incorporated by reference into this Chapter and shall be as much a part of this Chapter as if all were fully described herein.

§27-303. Interpretation of District Boundaries.

Where uncertainty exists with respect to the boundaries of the District as indicated on the Zoning Map, the following rules shall apply:

- A. District boundary lines are intended to follow the center line of streets, streams, and railroads, and lot or property lines as they exist on plans of record at the time of the adoption of this Chapter, unless such district boundary lines are fixed by dimensions as shown on the Zoning Map.
- B. Where a district boundary is not fixed by dimensions, and where it approximately follows lot lines, and where it does not scale more than 10 feet there from, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.
- C. In unsubdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the map.
- D. In case any further uncertainty exists, the Zoning Hearing Board shall interpret the intent of the map as to location of district boundaries.