

ARTICLE II. ESTABLISHMENT OF ZONING DISTRICTS

SECTION 201. LIST OF DISTRICTS

For the purpose of this ordinance, the Township is hereby divided into the following districts:

- A. FR – Forest Recreation
- B. AG – Agricultural
- C. AT - Agricultural Transition *[Amended by Ord. 060903, §2, 6/9/03]*
- D. R-1 – Residential - 1
- E. R-2 – Residential – 2
- F. NC – Neighborhood Commercial
- G. LI – Limited Industrial *[Amended by Ord. 071095A, 7/10/95, §II.]*
- H. FP – Flood Plain

[Amended by Ord. 101298-A, 10/12/98, §2.]

SECTION 202. ZONING MAP

The boundaries of the Zoning Districts shall be shown or noted on the “Zoning Map of Clay Township” which is on file in the Township Office. Said Map and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance, and shall be as much a part of this Ordinance as if all were fully described herein. *[Map Amended by Ord. 021405 on 02/14/05: Rezoned from NC to R2 - Charity Gardens] [Map amended by Ord. 071017; §1 on 7/10/17: Rezoning from R2 to NC portions of property located at on Clay School Road and Clearview Road]*

SECTION 203. INTERPRETATION OF DISTRICT BOUNDARIES

- A. Boundaries indicated as approximately following the centerline of streets, highways or alleys, or extensions thereof, or parallel or perpendicular to such center lines, shall be construed as such.
- B. Boundaries indicated as approximately following plotted lot lines or extensions thereof, or parallel or perpendicular to such lot lines, shall be construed as such.
- C. Boundaries indicated as approximately following Township limits shall be construed as following such limits.
- D. Boundaries indicated as approximately following the center lines of streams or other bodies of water shall be construed to follow such center lines.

E. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the Zoning Hearing Board may permit, as a special exception, the extension of the regulations for either district into the other District, but such extension shall not exceed fifty (50) feet beyond the district boundary line.

F. Distances specifically indicated shall be construed. Distances not specifically indicated shall be determined by the scale of the map.

G. Where physical or cultural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not indicated by provisions of the Section, the Zoning Officer, subject to appeal to the Zoning Hearing Board, shall interpret the district boundaries.

SECTION 204. APPLICATION OF DISTRICT REGULATIONS

The regulations set by this ordinance within each District shall be minimum regulations and shall apply uniformly to each class or kind of structure of land. In addition to the foregoing, and not in limitation thereof, any Supplementary Regulations set forth in Article V hereof, or any other regulations governing structure or uses, shall apply to any uses or structures that may be referred to therein, regardless of district. Unless reference is made to the contrary, references to lot area, lot width, front yards, side yards, rear yards, and other yard and lot requirements shall be minimal dimensional requirements for the particular district in which they are referenced. If there are no such requirements for any use of a district, the requirements set for similar uses in such districts shall be applicable.

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 except in conformity with all of the regulations herein specified for the district within which it is located.

B. No building or structure shall hereafter be erected or altered:

1. To exceed the height of building.
2. To accommodate or house a greater number of families;
3. To occupy a greater percentage of lot coverage;
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required;
5. To be in any other manner contrary to the provisions of this Ordinance.

C. No part of a yard, other open space, or off-street parking or loading space required about or in connection with any building or structure for the purpose of complying with this ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building or structure.

D. Except as is otherwise specifically provided herein, 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. All buildings, structures, or lands shall also comply with all other applicable Ordinances of the Township, including, but not limited to, the Chapter 22 and Chapter 11 of the Code of Ordinances of the Township of Clay and with all Other Provisions, the terms of which are hereby adopted by reference, it being the intent of this Ordinance that a use is only available when it is in compliance with all Chapters. *[Added by Ordinance No. 051214A, 05/12/14, §1]*

F. The Floodplain Zoning District shall be deemed an overlay district on all other Zoning Districts. The regulations set forth in the Floodplain Zoning District, where applicable shall apply in addition to the regulations of the underlying district. *[Added by Ordinance No. 032216,03/30/2016; §1]*

SECTION 205. OTHER USES

It is the intent of the Board of Supervisors to provide a place in the Township for all constitutionally or statutory required uses. To that purpose, the term "other principal uses", as used in ARTICLE III hereof, shall be minimally applied to include all uses required by statute, case law, or the constitutions of this Commonwealth or of the United States of America. The Zoning Hearing Board in making its decisions on other uses shall, in addition to requiring that the other criteria and standards to be met set forth in this ordinance governing the decisions of the Zoning Hearing Board, place such other uses in such district where they are similar to permitted uses in such district or, if there are no similar uses in any restrictions (such as yard requirements, lot size, etc.) applicable for the district in which the Zoning Hearing Board finds the other principal uses most aptly belong, shall apply to such other principal uses and if there are no clearly applicable restrictions, then reasonable restrictions shall be constituent with those on that district.