

ARTICLE 3

District Regulations and Zoning Map

Section 3.1 – Designation and Intent of Districts

A. Zoning Districts and Purpose Statements.

For the purpose of this Ordinance, Waverly Township is hereby divided into districts which shall be designated on the Zoning Map and as follows:

1. Agricultural/Conservation/Recreational Districts.

- (a) **RUR – Rural Resource District:** To preserve agricultural lands and woodlands, to encourage conservation of open space and rural landscapes, and to allow for limited low-density residential uses and limited business uses compatible with working lands.

2. Residential Districts.

- (a) **R-1 – Rural Single Family Residential District:** To accommodate low-density single-family detached dwellings on existing arterial and collector roads, with no public sewer and water, and in conjunction with rural agricultural activities.

- (b) **R-2 – Rural Suburban Single Family Residential District:** To allow for low-density neighborhoods of single-family detached dwellings, exclusively accessed from and with frontage on local streets, and largely serviced by on-site wastewater treatment.

- (c) **R-3 – Suburban Single Family Residential District:** To arrange for low-density neighborhoods of single-family detached dwellings, largely serviced by public sewer and water.

- (d) **R-4 – Village Single Family Residential District:** To permit medium-density neighborhoods of single-family attached and detached dwellings along or just off arterial and collector roads and to provide opportunities for limited commercial development on properties fronting along these roads.

3. Mixed Use Districts.

- (a) **V – Village Mixed Use District:** To accommodate medium-density clusters of low-impact, neighborhood-oriented residential and non-residential land uses in rural communities, ranging from single-family dwellings to professional offices to small institutional buildings.

4. Industrial Districts:

- (a) **CI – Commercial-Industrial District:** To create a zone where small-scale, low-impact light industrial uses and general commercial development coexist along arterial and collector roads.

B. Overlay Districts and Purpose Statements.

See Article 4 of this Ordinance for the designation and intent of the overlay districts.

Section 3.2 – Zoning Map

- A. The boundaries of the districts in which Waverly Township is divided shall be shown upon a map entitled the "Waverly Township Zoning Map," which is available on file for public viewing at the Waverly Township Municipal Building. This map and all notations, references, and other data shown thereon is hereby incorporated by reference into this Ordinance as if these items were fully described herein.
- B. Whenever there has been an amendment to the boundary of a zoning district or overlay or a reclassification of a zoning district or overlay, the Zoning Map shall be accordingly revised and shall be duly certified by the Township.

Section 3.3 – Interpretation of District Boundaries

District boundary lines as a general rule follow lot lines, municipal boundary lines, and the centerlines of streets, highways, and alleys. Where uncertainty exists as to the boundaries of districts on the Zoning Map, the Zoning Officer shall interpret the locations of the boundaries based on the following rules:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed as following such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following municipal boundaries shall be construed as following such municipal boundaries.
- D. Boundaries indicated as approximately following railroad lines shall be construed as following the center line of a single-track railroad line or an imaginary line drawn midway between the main tracks of a multiple-track railroad line.
- E. Boundaries indicated as approximately following shorelines shall be construed as following such shorelines. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline.
- F. Boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such centerlines. In the event of change in the stream or other body of water, the boundary shall be construed as moving with the center line of such.
- G. Boundaries indicated as approximately parallel to or extensions of features identified in subsections A through F above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.

- H. Where physical features existing on the ground are alleged to be at variance with those shown on the Zoning Map or in other circumstances not covered by subsections A through G above, it shall be the function of the Zoning Officer to interpret the Zoning Map.
- I. Where one (1) or more district boundary lines divides a lot held in single ownership, the regulations of the district comprising the greater proportion of the lot shall apply.

Section 3.4 – District Quick Views

The subsections included herein provide the following information about each zoning district designated in Section 3.1:

- A. Table of Principal Use Regulations (organized by land use group);
- B. Table of Accessory Use Regulations;
- C. Dimensional Regulations for Lots and Buildings;
- D. Preferred Lot Configurations; and
- E. Other Requirements.

Scranton-Abingtons Planning Association

Rural Zoning Transect

The 4 municipalities of Waverly, Newton, West Abington and Dalton, are classified as Rural. Within this category, 9 of the 24 districts appear to exist. To note, all nine districts might not be applicable to each of the municipalities. For example, district 1, 4, 5 could be found in West Abington, while district 2,3,6,7,12,21 are not existing in West Abington.



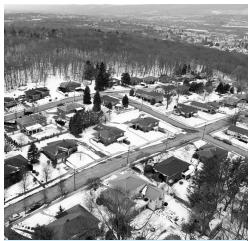
1 Rural Resource



4 Rural Single Family Residential



5 Rural Suburban Single Family Residential



6 Suburban Single Family Residential



7 Village Single Family Residential



12A Village Mixed Use



21 Commercial - Industrial

4 Rural Single Family Residential



Rural

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Bed-and-breakfast	P	Assisted-care accessory apartment unit	SE
Cluster residential development	P	Carport, garage, or shed, private	P
Conservation Residential	P	Home based business, no impact	P
Dwelling: conversion apartment	SE	Home based business, other	SE
Dwelling: single-family detached	P	Community center or library	P
Oil and Gas Extraction	P	Crop storage, as an accessory use to farming	P
Urban Agriculture	SE	Essential services	P
Essential services (Major/Minor)	P	Farm Stands	P
Municipal/government facility or use	P	Flea market	P
Park, Public	P	Greenhouse/nursery	P
Place or worship/assembly	SE	Off-street parking/loading accessory to residential uses	P
Trails	P	Satellite dish/antenna	P
Conservation	P	Sawmill	P
Forestry	P	Solar energy device	P
Nature preserve	P	Stables	P
Group home	P	Wind turbine	P
		Wireless communications antenna	P
		Private indoor tennis	SE
		Private indoor recreation	SE
		Guest home	P

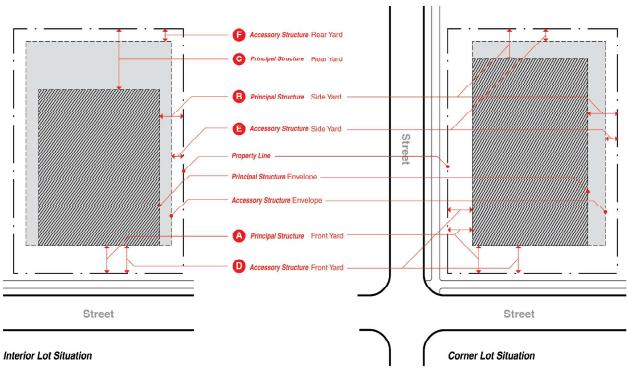
P = Permitted Use by Right

C = Conditional Use

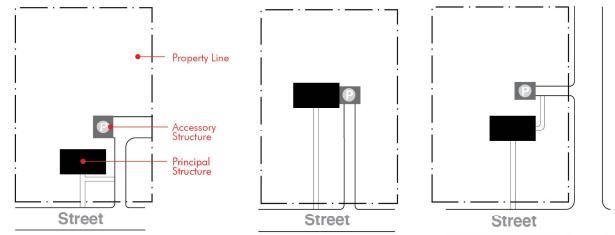
SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

LOT SIZE	87,120 sf	YARD SETBACK	
LOT WIDTH		STRICT	
at Building Setback Line	150 ft	A	Front Yard, on Local/Collector Street
at Street Line		B	Front Yard, on Arterial Street
HEIGHT		C	Side Yard
Principal Structure	35 ft		Rear Yard
Accessory Structure			
COVERAGE			
Building			
Impervious Surface	20%		



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM STANDARDS

