

## **ARTICLE 300. Zoning Districts and the Zoning Map**

### **§ 208-301. Districts Established.**

Franklin Park 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 Comprehensive Plan.

### **§ 212-302. Classes of Districts.**

For the purpose of this Chapter, Franklin Park Borough is hereby divided into districts which shall be designated as follows:

- A. Residential District:
  - (1) R-1 Low Density Residential
  - (2) R-2 Medium Density Residential
  - (3) R-3 Multi-Family Residential
  - (4) R-4 High Density Multi-Family Residential
- B. Mixed Use Districts:
  - (1) M-1 Low-Intensity Mixed Use Residential and Commercial
  - (2) M-2 Medium Intensity Mixed Use Residential, Commercial and Manufacturing
  - (3) M-3 High Intensity Mixed Use Residential, Commercial and Manufacturing
- C. Overlay Districts
  - (1) Transition District
  - (2) Five Points Village District
  - (3) Natural Resource Protection District
  - (4) Conservation Subdivision

### **§ 212-303. Zoning Map.**

The locations and boundaries of the areas classified within each of these zoning districts are set forth on the Zoning Map attached hereto and made a part hereof by this reference and adopted at the time of enactment of this Chapter. All notations, references, explanatory matter and other information on the Zoning Map are adopted and incorporated herein by this reference. The Zoning Map shall be kept on file for public inspection in the business office of the Borough.

### **§ 212-304. Interpretation of district boundaries.**

The zoning district boundaries shall be shown on the Zoning Map with heavy dashed lines and placement of the short names of the respective zoning districts within such boundaries to indicate the areas located within the various zoning districts. A legend provides the full name and definition of each district where uncertainty exists as to the precise location or extent of any zoning district.

- A. Where district boundaries are indicated as approximately coinciding with the center lines of streets, ways, alleys, highways, railroad lines or streams, such center lines shall be construed to be such boundaries.

- B. Where district boundaries are indicated as approximately coinciding with plotted lot lines, such lot lines shall be construed to be such boundaries, or where district boundaries are indicated as extensions of plotted lot lines or connections of the intersections of plotted lot lines, such lines shall be construed to be such boundaries.
- C. Where district boundaries are indicated as approximately parallel to center lines of streets, alleys, ways, highways, railroad lines or streams, lot lines or other physical features, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Zoning Map, provided that distances not indicated specifically on the Zoning Map shall be determined by measurement according to the scale of the Zoning Map.
- D. In the event that posed district boundaries of any zoning district on the zoning map have no corresponding man-made or natural boundary separating the districts, the boundary shall be established by specific metes and bounds as indicated in this Chapter approving that portion of the zoning map.
- E. Where physical or natural features existing on the ground are at variance with the district boundaries as shown on the Zoning Map or as interpreted pursuant to this section, the Zoning Hearing Board, upon application, shall interpret the district boundaries.