

**ARTICLE 3 – ESTABLISHMENT OF DISTRICTS**

**SECTION 3.0 APPLICATION OF REGULATIONS**

Except as hereinafter provided:

- A. Upon the effective date of this Ordinance, no building/structure or land, or part thereof, shall be used, erected, moved, or altered, unless in conformity with the regulations herein specified for the district in which it is located.
- B. No building or structure shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of dwelling units, to occupy a greater percentage of lot area, or to have a narrower or smaller rear yards, front yards, or side yards, than is specified herein for the district in which such building is located. Basements and cellars may be considered habitable structures subject to the provisions of a temporary certificate of occupancy.
- C. No part of a yard or other open space about any building required for the purpose of complying with the provisions of this Law shall be included as part of yard or other open space similarly required for another building.
- D. No lot shall be so reduced in size so that its area or any of its dimensions or open spaces shall be smaller than required by this Ordinance.
- E. The Code Enforcement Officer, shall, prior to issuing a building permit, be satisfied that the issuance of such permit is not in violation of the WYALUSING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

**SECTION 3.1 DESIGNATION OF ZONING DISTRICTS**

- A. In order to fulfill the purpose of this Zoning Ordinance, Wyalusing Township establishes and is hereby classified and consolidated in the following zoning district:

- A/R - Agricultural/Residential
- R - Residential
- NC - Neighborhood Commercial
- HC - Highway Commercial
- I - Industrial

- B. This Ordinance also establishes flexible zones that may be applicable anywhere in the township that specified criteria and conditions are met:

- RCD - Residential Cluster Development
- PRD - Planned Residential Development
- PRND - Planned Residential and Non-Residential Development

**SECTION 3.2 ZONING MAP**

The location and boundaries of said zoning district is shown on the map designated "Official Zoning Map of Wyalusing Township", adopted on the same date as this Zoning Ordinance, and certified by the Township Secretary. Said map together with everything shown thereon and all amendments thereto is hereby adopted and is declared to be an appurtenant part of this Zoning Ordinance.