

ZONING

330 Attachment 8

Borough of Lansdowne

**Appendix A4
Districts**

A400 Establishment of Districts.

The Borough of Lansdowne is divided hereby into zoning districts. The boundaries of said zoning districts are established hereby as shown on the map in the Lansdowne Borough Hall:

| Districts | | |
|---------------------------|-----|-----------------------------------------------|
| Neighborhood Conservation | NR | Neighborhood Residential District |
| | TN | Traditional Neighborhood District |
| | NB | Neighborhood Business District |
| Downtown | CBD | Central Business District |
| | BAM | Baltimore Avenue Mixed Use District |
| General Business | GB | General Business District |
| Special Overlay | TOD | Transit Oriented Development Overlay District |
| Conservation Overlays | FP | Floodplain Overlay District |
| | SS | Steep Slopes Overlay District |

A401 Zoning Map.

The official map on file in the Lansdowne Borough Hall is declared hereby to be a part of this article and shall be known and may be cited as the “Lansdowne Borough Zoning Map.”

A401.1 Interpretation of the Zoning Map.

1. Where, due to the scale, lack of detail or illegibility of the Zoning Map, there is any uncertainty, contradiction or conflict as to the intended location of any zoning district boundary, as shown thereon, the Zoning Officer shall make an interpretation of said map upon request of any person. Any person aggrieved by any such interpretation may appeal such interpretation to the Zoning Hearing Board. The Zoning Officer and the Zoning Hearing Board in interpreting the Zoning Map or deciding any appeal shall abide by the following standards:
 - (a) The zoning district boundary lines are intended to follow lot lines or be parallel or perpendicular thereto, or to be along the center lines of alleys, streets, rights-of-way or watercourses unless such boundary lines are fixed by dimensions as shown on the Zoning Map.
 - (b) Where zoning district boundary lines are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundary lines.

LANSDOWNE CODE

- (c) Where a zoning district boundary line divides a lot, the location of any such zoning district boundary line, unless indicated by dimensions shown on the Zoning Map, shall be determined by the use of the map scale shown thereon.
- (d) If, after the application of the foregoing rules, uncertainty still exists as to the exact location of the zoning district boundary line, the boundary line shall be determined in a reasonable manner considering the history of uses of property and the history of zoning ordinances and amendments in the Borough of Lansdowne as well as all other relevant facts.
- (e) The floodplain and steep slopes districts are overlay districts, the maps of which are available for inspection in the office of the Zoning Officer.