

Article 3 Zoning Map And Zoning Districts

Section 3.01 Establishment of Zoning Districts

For the purpose of this Ordinance, Rockland Township is hereby divided into the following Zoning Districts:

- AP Effective Agricultural Preservation District
- RC Rural Conservation District
- C Commercial District

In addition to the three (3) Zoning Districts listed above, four (4) Overlay Districts listed below are established over the entire area of Rockland Township.

- EP-1 Floodplain Overlay District
- EP-2 High Water Table Overlay District
- EP-3 Steep Slope Overlay District
- EP-4 Riparian Buffer Overlay District

The Official Comprehensive Plan for the Eastern Berks County Region has not identified Industrial uses within any of the land use zones listed for Rockland Township. The Comprehensive Plan does list industrial uses among the suggested uses for the Industrial Zone located in other municipalities taking part in this joint comprehensive plan. In order to remain consistent with the approved Comprehensive Plan, industrial uses are not included as a permitted use within any of the Zoning Districts within Rockland Township.

Section 3.02 Official Zoning Map

A map entitled "Zoning Map for Rockland Township" accompanies this Ordinance and is declared a part of this Ordinance.

The boundaries of the Zoning Districts shall be as shown on the Zoning Map of Rockland Township. The Zoning Map and all notations, references, and data illustrated thereon are hereby incorporated by reference into this Ordinance. The Official copy of the Zoning Map shall be labeled and identified as such and shall include the signature of the Chairman of the Board of Supervisors, attested by the Secretary of the Board, and bear the adoption date of this Ordinance and the seal of the Township under the following words:

"This is to certify that this is the Official Zoning Map of Rockland Township adopted March 9, 2010 as part of the Rockland Township Zoning Ordinance".

- 3.02.1. If changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Board of Supervisors. No changes of any nature shall be made to the Official Zoning Map except in conformity with the applicable procedures established in this Ordinance. All changes shall be noted by date and shall include a brief description of the nature of the change.
- 3.02.2. The Official Zoning Map shall be located in a place designated by the Board of Supervisors and shall be the final authority as to the current zoning status of land and water area in Rockland Township regardless of any unofficial copies that may have been made or published from time to time.
- 3.02.3. In the event that the Official Zoning Map becomes damaged, destroyed, or lost or is difficult to interpret because of the nature or number of changes and additions, the Board of Supervisors may, by resolution, adopt a new Official Zoning Map that will supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified as such and shall include the signature of the Board of Supervisors, attested by the Secretary of said Board, and bear the seal of the Township under the following words:

“This is to certify that this Official Zoning Map of Rockland Township supersedes and replaces the Official Zoning Map adopted March 9, 2010 as part of the Rockland Township Zoning Ordinance.”

Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved together with all applicable records pertaining to its adoption or amendment.

Section 3.03 Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as indicated on the Official Zoning Map, the following rules shall be applicable:

- 3.03.1. Where district boundaries are indicated as approximately coinciding with the centerlines of streets, highways, lanes, alleys, railroad tracks, rivers, or creeks, such centerline shall be construed to be such boundaries.
- 3.03.2. Where district boundaries are indicated as approximately coinciding with lot lines or municipal boundary lines, such lines shall be construed to be such boundaries.

- 3.03.3. Where district boundaries are indicated as being approximately parallel to the center or right-of-way lines of streets or highways, lanes, alleys, railroad tracks, rivers, or creeks, such district boundaries shall be construed as being parallel to the center or right-of-way lines at such distance as is indicated on the Official Zoning Map. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- 3.03.4. Where district boundaries are indicated as being approximately perpendicular to the right-of-way lines of streets or highways, such district boundaries shall be construed as being perpendicular to said right-of-way lines.
- 3.03.5. Where physical or cultural features existing on the ground vary with those indicated on the Official Zoning Map, or in circumstances not covered within the context of this Section, the Zoning Hearing Board shall interpret the district boundaries.
- 3.03.6. Where a district boundary line divides a lot that was in single ownership at the effective date of this Ordinance, at the election of the property owner, the regulations of either zoning district may be extended a distance of not more than fifty (50) feet beyond the district boundary line onto the remaining portion of the lot.

Section 3.04 Application of District Regulations

The following standards indicated within this Section shall be utilized for the generalized application of the district regulation in association with this Ordinance:

- 3.04.1. No building, structure, or land shall be used and no building, structure, or part thereof shall be erected, constructed, assembled, moved, enlarged, reconstructed, removed, or structurally altered without the issuance of a Zoning and/or Building Permit by the Zoning Officer. No building, structure, or land shall be occupied without the issuance of a Certificate of Use and Occupancy by the Zoning Officer.
- 3.04.2. No part of a yard, common open space, other open space, or off-street parking or loading space required in connection with one structure, building, or use of the land shall be included as part of a yard, common open space, open space, or off-street parking or loading space similarly required for any other structure, building, or use of the land, except as permitted or required by this Ordinance or other Township Ordinance or regulations.
- 3.04.3. No yard or lot existing at the time of passage of this Ordinance that meets the requirements of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth in this Ordinance.
- 3.04.4. Where district regulations specify a minimum lot width at the street line, the minimum lot width shall be provided contiguous along the street line of one

street. When calculating the width of a lot, it is prohibited to add widths along the street lines of two or more streets. In the case of a corner lot, the minimum lot width must be provided along the street line of one street, but does not have to be provided along the street line of each street on which the lot fronts.

- 3.04.5. Where district regulations specify a minimum lot width at the building setback line, the minimum lot width shall be provided contiguous along the building setback line established from one street. When calculating the width of a lot, it is prohibited to add widths along the building setback lines established from two or more streets. In the case of a corner lot, the minimum lot width must be provided along the building setback line established from one street, but does not have to be provided along the building setback line established from each street on which the lot fronts.
- 3.04.6. In the case of a lot of irregular shape in which a portion of the lot abuts a street and a portion not abutting a street abuts the rear yards of lots which have frontage on the same street as does the irregularly shaped lot, a building setback line shall be established on the irregularly shaped lot from the abutting rear yards. As a minimum, the building setback requirement of the applicable zoning district shall be used in establishing such building setback line.