

ARTICLE 3 Districts and Zoning Map

300. PURPOSE

For the purpose of this chapter, Newtown Township is hereby divided into 13 classes of districts, which shall be designated as follows:

R-1	Residence District
R-1A	Residence District
R-2	Residence District
R-3	Residence District
R-4	Residence District
R-5	Residence District
A-O	Apartment-Office District
C-1	Commercial District
C-2	Commercial District
TC	Town Center District
I	Light Industrial District
IN	Institutional District
SU-1	Special Use District

301 ZONING MAP.

The boundaries of the districts shall be as shown on the map attached to and made a part of this chapter, which map shall be known as the "Zoning Map of Newtown Township." The map and all notations, references and dates shown thereon are hereby incorporated by reference into this chapter and shall be as much a part of this chapter as if all were fully described herein.

302 DISTRICT BOUNDARIES.

The boundaries between districts are, unless otherwise indicated, either the center lines of streets or other rights-of-way or such lines extended or lines parallel or perpendicular thereto.

303 DISTRICT BOUNDARIES.

- A. The boundaries between districts are, unless otherwise indicated, either the center lines of streets or other rights-of-way or such lines extended or lines parallel or perpendicular thereto.
- B. When a district boundary line divides a lot held in single and separate ownership at the time of the adoption of this chapter, the regulations as to the use in the less-restricted district shall extend over the portion of the lot in the more-restricted district a distance of not more than 50 feet beyond the district boundary line, provided that, in the case of a lot other than a corner lot, the regulations as to the use in the less-restricted district

may extend a distance more than 50 feet beyond the district boundary line when authorized as a special exception by the Zoning Hearing.