

**ARTICLE III  
ZONING MAP AND ZONING DISTRICTS**

**Section 301. Official Zoning Map.**

Pocono Township is hereby divided into zones or districts, as shown on the Official Zoning Map, which, together with all explanatory matters thereon, is hereby adopted by reference and declared to be part of this Ordinance, together with all future notations, references and amendments.

**Section 302. Identification of Official Zoning Map.**

The Official Zoning Map shall be identified by the signature of the Board of Supervisors and attested to by the Township Secretary, together with the date of the adoption of this Ordinance.

**Section 303. Changing the Official Zoning Map.**

A. If, in accordance with the provisions of this Ordinance and the Pennsylvania Municipalities Planning Code, as amended, 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 Township Supervisors.

B. No change of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. All changes shall be noted by date with a brief description of the nature of the change.

**Section 304. Location of Official Zoning Map.**

The Official Zoning Map shall be located in the township building and shall be the final authority as to the current zoning status of land and water areas in the township, regardless of unofficial copies which may have been made or published from time to time.

**Section 305. Replacement of Official Zoning Map.**

A. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Township

Supervisors may, by resolution, adopt a new Official Zoning Map, which shall 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 by the signatures of the Township Supervisors, attested by the Township Secretary and bearing the following words: "This is to certify that this Official Zoning Map supersedes and replaced the Official Zoning Map adopted April 13, 1989 as part of Ordinance No. 16 of Pocono Township, Monroe County, Pennsylvania, as amended."

B. 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 available records pertaining to its adoption or amendment.

**Section 306. List of Districts.**

For the purpose of this Ordinance, the township is hereby divided into districts, which shall be designated as follows:

- |     |                                     |
|-----|-------------------------------------|
| R-1 | Low Density Residential District    |
| R-2 | Medium Density Residential District |
| R-D | Recreation District                 |
| C   | Commercial District                 |
| I   | Industrial District                 |
| CD  | Conservation District               |

**Section 307. Interpretation of District Boundaries.**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

A. Designation of district boundaries. Boundaries indicated as approximately following the centerline of streets, highways, alleys, abandoned railroad rights-of-way, streams, rivers, existing lot lines or township boundary lines shall be construed to follow such features indicated. Where a district boundary line does not follow such a line, its position is shown on said Zoning Map by a specific dimension expressing its distance in feet from a street line or other boundary line as indicated and running parallel to said line.

B. Determination of location of boundaries. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or if uncertainty exists as to the true location of a distance boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its determination with respect thereto.

