

### ARTICLE III

#### ESTABLISHMENT OF ZONING DISTRICTS AND MAP

**SECTION 3.01 - LIST OF DISTRICTS.** For the purpose of this Ordinance, the territory of Middlesex Township is hereby divided into the following zoning districts.

- A. OS - Conservation/Open Space Districts
- B. RF - Residential Farm Districts
- C. RC - Residential Country Districts
- D. RS - Residential Suburban Districts
- E. VC - Village Center Districts
- F. CH - Commercial Highway Districts
- G. LI - Light Industrial Districts
- H. IG - General Industrial Districts

**SECTION 3.02 - ZONING MAP.** The boundaries of the above zoning districts are delineated on a map entitled "Middlesex Township Zoning Map" which accompanies and, with all explanatory matter thereon, is hereby made a part of this Ordinance.

**SECTION 3.03 - INTERPRETATION OF DISTRICT BOUNDARIES.** Where uncertainty exists as to the boundaries of the zoning districts shown on the Zoning Map, the following rules shall apply.

- A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed as following such centerlines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following municipality limits shall be construed as following such municipality limits.
- D. Boundaries indicated as following railroad lines shall be construed as midway between the main tracks.

- E. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water shall be construed as following such centerlines.
- F. Boundaries indicated as parallel to or extensions of features indicated in sub-sections A through E above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.

#### SECTION 3.04 - ESTABLISHMENT OF FLOODPLAIN CONSERVATION DISTRICTS

##### A. Description of Areas

##### 1. Basis of Flood Areas

The various flood plain areas shall include land subject to inundation by waters of the one hundred (100) year flood. The basis for the delineation of these areas shall be the Flood Insurance Study (FIS) the results of which are graphically presented on the Flood Boundary and Floodway Map (Flood Boundary Map), Township of Middlesex, prepared by the Federal Emergency Management Agency, dated December 15, 1980, all incorporated herein.

- (a) The Floodway Area (FW) is delineated for purposes of this ordinance using the criteria that a certain area within the flood plain must be capable of carrying the waters of the one hundred (100) year flood without increasing the water surface elevation of that flood more than one (1) foot at any point. The Floodway Area is shown on the Floodway Boundary Map. The lands in this Area are specifically defined in Floodway Data Table of the Flood Insurance Study, Township of Middlesex, Pennsylvania ("Flood Insurance Study"). The Floodway Area also includes floodway areas which have been identified in other acceptable studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.
- (b) The Flood-Fringe Area (FF) shall be that land of the 100 year flood plain not included in the Floodway Area. The basis for the outermost boundary of this Area shall be the one hundred (100) year flood elevations contained in the flood profiles and also contained in the Floodway Data Table of the Flood Insurance Study (FIS) and as shown on the accompanying Flood Boundary Map. At any given point, however, elevation, rather than location relative to the one hundred (100) year flood boundary, shall be the determining factor as to the definition of the Flood-Fringe District.

- (c) The General Flood Plain Area (FA) shall be that flood plain area for which no detailed flood profiles or elevations have been provided. They are shown on the Maps accompanying the FIS prepared by FIA. Where the specific 100-year flood boundary cannot be determined for this area by the Zoning Officer to his satisfaction, using other sources of data such as the U.S. Army Corps of Engineers, Flood Plain Information Reports, floodway information from other Federal, State, or other acceptable source, or U.S. Geological Survey-Flood Prone Quadrangles, in addition to any flood elevation data that may be available, then the Zoning Officer may require the applicant for the proposed use, development or activity to determine this boundary in accordance with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, or computations shall be submitted in sufficient detail to allow a thorough technical review by the Township.

2. Overlay Concept.

- (a) The Flood Plain Areas described above shall be overlays to the existing underlying districts as shown on the Official Middlesex Township Zoning Map, and as such, the provisions of the Flood Plain Areas shall serve as a supplement to the underlying district provisions.
- (b) In the event of any conflict between the provisions or requirements of any of the Flood Plain Areas and those of any underlying zoning district, the more restrictive provisions shall apply.
- (c) In the event any provision concerning a Flood Plain Area is declared inapplicable or illegal as a result of any legislative or administrative actions or judicial decision, the regulations of the underlying district shall remain applicable.

- B. Zoning Map. The boundaries of the Flood Plain Areas are established as shown on the Floodway Boundary Map which is declared to be a part of this Ordinance and which shall be kept on file at the Middlesex Township Municipal Building for public inspection.

### SECTION 3.05 - INTERPRETATION OF AREA BOUNDARIES

Initial interpretations of the boundaries of the Flood Plain Areas shall be made by the Zoning Officer. Should an applicant dispute the boundaries of any of the Areas, the Zoning Hearing Board shall make the necessary determination. The person questioning or contesting the location of the Area boundary shall be given a reasonable opportunity to present his case to the Board and to submit his own technical evidence if he so desires.

### SECTION 3.06 - BOUNDARY CHANGES

The delineation of any of the Flood Plain Areas may be revised by the Board of Township Supervisors where natural or man-made changes have occurred, or more detailed studies conducted or undertaken by the U.S. Army Corps of Engineers, River Basin Commission, or other qualified agency or individual; and such studies provide the basis for such change. However, prior to any such change, the landowner or any other person seeking such change must obtain approval from the Federal Insurance Administration (FIA).