

**ARTICLE III**  
**ESTABLISHMENT OF DISTRICTS**

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**301 Classes of Districts.**

For the purposes of this Ordinance, Hereford Township is hereby divided into seven (7) base zoning districts, and two (2) overlay districts. All of these districts are intended to support and implement the policies and objectives set forth in the Hereford-Washington Townships Joint Municipal Comprehensive Plan of 2005, as amended, and are intended to promote the public health, safety, and general welfare. The zoning districts shall be designated as follows:

A. **Base Districts**

AP – Agricultural Preservation District  
RC – Rural Conservation District  
VP – Village Preservation District  
MU – Mixed Use District  
I – Industrial District  
SW – Solid Waste Management District  
PA – Private Airport District

B. **Overlay Districts**

MH – Mobile Home Park Overlay District  
FH – Flood Hazard Overlay District

**302 Zoning Map.**

A. **Base Districts**

The boundaries of all base districts shall be shown on the map made part of this Ordinance; this map shall be known as the “Zoning Map of Hereford Township.” Said map and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance, and shall be as much a part hereof as if all were fully described herein. Whenever an amendment of this Ordinance involving a change of district boundaries is approved by the Board of Supervisors, said change shall be recorded on the master “Zoning Map of Hereford Township” as maintained at the Township offices and which is updated from time to time.

B. **Overlay Districts**

Overlay districts shall be treated as additional regulations to the otherwise applicable base zoning district. The locations applicable to the MH – Mobile Home Park Overlay District are indicated on the Zoning Map of Hereford Township and the provisions applicable thereto are described in Article XIII. The locations and provisions applicable to the FH – Flood Hazard Overlay District are described in Article XIV.

**303 Interpretation of District Boundaries.**

- A. Boundary lines for overlay zoning districts not indicated on the Zoning Map of Hereford Township shall be as described in the text of this ordinance.
- B. Boundary lines of all base zoning districts, and all overlay zoning districts that are indicated on the Zoning Map of Hereford Township, shall, unless otherwise indicated, follow property lines or the center lines of streets, watercourses, ponds or lakes, or rights-of-way of power lines and other public utilities, or such lines extended, or lines parallel or perpendicular thereto. Where uncertainty exists as to the location of any said boundary as shown on the Zoning Map, the following rules shall apply:
1. Where a district boundary is indicated as approximately following the centerline of a street, lane, watercourse, pond or lake, or the right-of-way of a power line, public utility, or other property line, such centerline shall be construed as the boundary.
  2. Where a district boundary is indicated as approximately following a lot or other property line, such lot or property line shall be construed to be such boundary.
  3. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless otherwise specified by dimensions on the Zoning Map, shall be determined by the use of the scale appearing on said map.
  4. Where specific dimensions are shown on the Zoning Map between a street or watercourse and a district boundary, they shall indicate that the district boundary runs parallel to the centerline of the street or watercourse at a distance therefrom equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such dimensions, the written dimensions shall control.
  5. Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map, or if uncertainty exists as to the true location of a boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its determination with regard thereto.