

**ARTICLE 3
ZONING DISTRICTS**

Section 3.01 Zoning Districts in Blair Township

To accomplish the purpose set forth in the Preamble, land in Blair Township is hereby divided into the following zoning districts:

RC, Recreation-Conservation District
AG, Agricultural District
RN, Residential Neighborhood District
MH, Manufactured Home District
CM, Commercial Manufacturing
BV, Boardman Valley District
V, Village of Blackwood District
IS, Industrial Storage Overlay

Section 3.02 District Boundaries

The boundaries of these districts are hereby established as shown on the "Blair Township Zoning Map" which accompanies this Ordinance. The Blair Township Zoning Map along with all notations, references, and other explanatory information shall accompany and be made a part of this Ordinance.

Section 3.03 Official Zoning Map

Regardless of the existence of purported copies of the Zoning Map that may be published, a true and current copy of the Zoning Map shall be maintained by the office of the Township Clerk and made available for public inspection. The Township Clerk's copy shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, or structure in the Township.

Section 3.04 District Boundaries Interpreted

When uncertainty exists with respect to the boundary lines of the various districts as shown on the Zoning Map, the boundaries shall be determined by the Board of Appeals according to the following rules:

1. Boundaries indicated as approximately following the centerlines of roads, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following recorded lot lines or the line bounding a parcel shall be construed as following such lot or parcel lines.
3. Boundaries indicated as approximately following a municipal boundary line shall be construed as following such municipal boundary line.

4. Boundaries indicated as following railroad lines shall be construed to be the midway point between the main tracks.
5. Boundaries indicated as approximately following the centerline of streams, rivers, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as following a shoreline shall be construed as following the shoreline. When the shoreline's location changes, the boundary will also change to correspond to the shoreline's new location.
7. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 7 above shall be so construed. The scale of the map shall determine distances not specifically indicated on the official Zoning Map.
8. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections 1 through 7 above, the Board of Appeals shall interpret the district boundaries.
9. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Section 3.05 Zoning of Vacated Areas

Whenever any road, alley, or other public way within Blair Township is vacated, such road, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

Section 3.06 Compliance with General Provisions Required.

All structures and uses in any district shall be subject to the provisions of Article 16, General Provisions.