ARTICLE II
ORGANIZATION OF DISTRICTS

SECTION 2.1 ESTABLISHMENT OF ALL DISTRICTS

The Borough is hereby divided into the classes of Districts listed below:

(R-75)	Residential - 7,500 Square Feet
(R-125)	Residential - 12,500 Square Feet
(C-R)	Commercial - Residential
(C-I)	Commercial - Industrial
(INST)	Institutional
(FH)	Flood Hazard

SECTION 2.2 PROVISION FOR OFFICIAL ZONING MAP

The boundaries of the said districts are hereby established as shown on the "Mont Alto Borough Zoning Map", which accompanies, and which, with all explanatory matter thereon to include notations, references and revisions, is hereby adopted by reference and made part of this Ordinance. A copy of said map, indicating the latest amendments, shall be kept up to date for the use and benefit of the public in the offices of the Borough of Mont Alto and the Franklin County Planning Commission.

SECTION 2.3 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

In determining the boundaries of districts shown on the Zoning Map, the following rules shall apply.

A. Where district boundaries are indicated as approximately following the centerlines of streets, highways, water courses, or railroad rights-of-way or such lines extending such centerlines shall be construed to be such boundaries.

B. Where such boundaries are indicated as approximately following the property lines of parks or other publicly owned lands, such lines shall be construed to be such boundaries.

C. In all cases where a district boundary divides a lot in one ownership, the district and its appurtenant regulations in which more than 50% of such lot lies, shall be in effect.

D. In all cases where a district boundary line is located not farther than fifteen feet (15') away from a lot line of record, such boundary line shall be construed to coincide with such lot line.

E. In all cases where dimensions are not shown on the Zoning Map, the location of boundaries shown on the map shall be determined by the use of scale appearing thereon.

F. In case of uncertainty as to the true location of a district boundary line in a particular instance, the determination thereof shall be made by the Zoning Officer. An appeal may be taken to the Zoning Hearing Board, as provided in Article VIII herein.

G. Where physical or cultural features exist on the ground, but are at variance with those shown on the Official Zoning Map, the Zoning Hearing Board shall interpret the district Boundaries.

SECTION 2.4 APPLICATION OF DISTRICT REGULATIONS

Following the effective date of this Ordinance and except as hereinafter provided:

A. No building hereafter shall be constructed, erected, moved, altered, maintained, operated, rebuilt or enlarged nor shall any land or building be used, designed or arranged to be used for any purpose or in any manner except in conformity with all regulations, requirements, and restrictions specified in this Ordinance for the district in which such building or land is located.

B. No yard, off-street parking, driveway, or open space required in connection with any building or use shall be considered as providing a required open space for any other building on the same or any other lot.

C. No lot shall be formed from part of a lot already occupied by a building unless such building, all yards, and open spaces connected therewith, and the remaining lot comply with all requirements prescribed by this Ordinance for the District in which said lot is located. No land use permit shall be issued for the erection of a building on any new lot thus created unless such building and lot comply with the provisions of this Ordinance.

D. Nothing contained in this Ordinance shall require any change in plans, construction, or designated use of a building complying with the local laws in force prior to this Ordinance, if the following is found to exist:

1. A land use permit shall have been duly issued prior to the date of the first publication of notice of the public hearing on this Ordinance;

2. The entire building shall have been constructed in accordance with such plans as have been filed with the Borough and shall have been completed within one (1) year from the effective date of this Ordinance.

3. A non-conforming use permit has been issued by the Borough.

E. Any use not permitted by this Ordinance shall be deemed to be prohibited. Any list of prohibited uses contained in any Section of this Ordinance, shall not be deemed to be exhaustive list, but has been included for the purposes of clarity and emphasis, and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and are thus prohibited. A landowner who, on substantive grounds, desires to challenge the validity of this Ordinance or the appurtenant zoning maps or any provision thereof which prohibits or restricts the use or development of land in which they have an interest shall submit such challenge to either the Township Zoning Hearing Board or Board of Supervisors which ever has been granted jurisdiction over such challenge by Section 909.1 of the Pennsylvania Municipalities Planning Code.