

Article II

Zoning Districts and Map

§ 230-6 Districts established.

For the purpose of this chapter, the City of Lackawanna is hereby divided into the following districts:

- ~~SFR~~ ~~Single Family Residential~~
- ~~MR~~ ~~Mixed Residential~~
- ~~CBD~~ ~~Central Business District~~
- ~~NC~~ ~~Neighborhood Commercial~~
- ~~RC~~ ~~Regional Commercial~~
- ~~MCI~~ ~~Mixed Commercial and Industrial~~
- ~~I~~ ~~Industrial~~
- ~~BRA~~ ~~Bethlehem Redevelopment Area~~
- ~~OS~~ ~~Open Space~~
- ~~MPO~~ ~~McKinley Parkway Overlay~~
- ~~STO~~ ~~Seaway Trail Overlay~~
- ~~SCO~~ ~~Smokes Creek Overlay~~
- ~~PUD~~ ~~Planned Unit Development~~

District Name	Map Symbol/Abbreviation
Base Districts	
Residential District 1	R-1
Residential District 2	R-2
Residential District 3	R-3

Neighborhood Commercial	NC
Central Business District	CBD
Regional Commercial	RC
Enterprise	ENT
Open Space	OS
Bethlehem Redevelopment Area	BRA
Overlay Districts	
Historic Property Overlay	HPO
Light Industry	LI
Medium Industry	MI
Heavy Industry	HI
Intermodal	INT
Lakefront Open Space	LOS

§ 230-7 Zoning Map.

The boundaries of the zoning districts are hereby established on a map entitled "City of Lackawanna Zoning Map" which accompanies and is hereby declared to be a part of this chapter.

§ 230-8 Interpretation of boundaries.

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

- A. Where the designation on the Zoning Map indicates a boundary approximately upon a road, the center line of the road shall be construed to be the boundary.
- B. Where the designation on the Zoning Map indicates a boundary approximately on a lot line, such lot line shall be construed to be the boundary.
- C. Distances on the Zoning Map are perpendicular distances from road center lines where distances are given parallel to the road center line.
- D. In other cases, the district boundary shall be determined by the use of the scale of the

Zoning Map.

- E. Where a district boundary divides a lot of record at the time such boundary is adopted, the district requirements of the greater portion of the lot will become the requirements of the entire lot.

~~§ 230-9 Contiguous parcels.~~

~~When two or more parcels of land, each of which lacks adequate area and dimension to qualify for a permitted use under the requirements of the use district in which they are located, are contiguous and are held under one ownership, they shall be used as one lot for such use.~~