

**ARTICLE III  
ESTABLISHMENT OF DISTRICTS**

**A. Zoning Districts**

For the purpose of this Ordinance, the Town of Northumberland is hereby divided into the following zoning districts:

APD	Agricultural Protection District
R-3	Residential District
R-1	Residential District
MH	Mobile Home District
C/R	Commercial/Residential
H	Hamlet
I	Industrial

The following overlay districts are also hereby created:

SOD	Shoreline Overlay District
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A Planned Unit Development (PUD) District may be created as a result of provisions of this Ordinance. See Article V.

**B. Zoning Map**

The locations and boundaries of each zoning district listed as part of this Ordinance are hereby established as shown on the map entitled "Zoning Map of the Town of Northumberland". Said map, together with all explanatory matter thereon and all amendments thereto, is hereby adopted and declared to be a part of this Ordinance, and may be amended in the same manner as any other part of this Ordinance. Said map shall be kept up to date by the Town Clerk and shall be located in the Town Clerk's Office for the use and benefit of the public.

**C. Interpretation of Boundaries**

Where uncertainty exists with respect to the boundary of any district as shown on the Town of Northumberland Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of right-of-way lines of streets, highways, railroads, water courses, or public utility easements, said boundaries shall be construed to be coincident with such lines.
2. Where district boundaries are so indicated that they are approximately parallel to the center lines of right-of-way lines of streets, highways, railroads, water courses, or public utility easements, said boundaries shall

be construed as being parallel thereto and at such distances as are indicated on the Zoning Map or as shall be determined by the scale shown on the Zoning Map.

3. Where district boundaries are indicated as approximately following the Town boundary line, property lines, lot lines, or projections thereof, said boundaries shall be construed to be coincident with such lines or projections thereof.
4. Where district boundaries are so indicated that they are approximately parallel to the Town boundary line, property lines, lot lines, or projections thereof, said boundaries shall be construed as being parallel thereto and at such distances therefrom as are indicated on the Zoning Map.
5. Where a street, highway, railroad, water course, or public utility easement, center line, or right-of-way line is coincident with a zoning boundary line and varies from the actual on-the-ground physical monument or mark, then such on-the-ground physical monument or mark shall determine said zoning boundary.
6. Where uncertainty exists in determining the precise location of any district boundary line, the Zoning Board of Appeals with advice from the Planning Board shall interpret the intent and purpose of the Zoning Map.
7. Where a district boundary line divides a lot in single or joint ownership at the time such line is adopted, the regulations for the less restricted portion of such lot may extend not more than thirty (30) feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.
8. In the event that none of the above rules is applicable, or in the event that further clarification or definition is considered necessary or appropriate, the location of a district boundary shall be determined by the Zoning Board of Appeals.

**D. Application of District Regulations**

Except as hereinafter otherwise provided:

1. No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, moved, altered, demolished, reconstructed or enlarged except in conformance with the regulations herein specified for the district in which it is located, with the exception that density may be varied in accordance with the provisions of Article V of this Ordinance.

2. No part of a yard or other open space required in connection with any building or use shall be included as part of a yard or other open space similarly required for another building or use.
3. No yard or lot existing at the time of the passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet the minimum requirements established by this Ordinance. Substandard lots shall only be created through clustering or the granting of an area variance or through the provisions of Article V of this Ordinance.
4. No off-street parking or loading space required for one building or use shall be included as satisfying, in whole or in part, the off-street parking or loading space required for another building or use except as otherwise provided for by this Ordinance.
5. No off-street parking or loading space shall be so reduced in area that it does not meet the minimum requirements of this Ordinance.
6. Within each district, the regulations set forth by this Ordinance shall be considered minimum regulations and shall apply uniformly to each kind of building, structure or land, with the exception that density may be varied in accordance with the provisions of Article V of this Ordinance.

**E. Application of Overlay Districts**

Where a lot falls in an overlay district, the requirements of both the conventional district and overlay district shall apply. When requirements differ, the more restrictive shall apply.