

**ARTICLE 3  
ZONING DISTRICTS AND MAP**

**SECTION 3.00           DISTRICT DESIGNATIONS**

For the purpose of the ordinance, Tyrone Township is hereby divided into the following zoning districts:

<b>DISTRICT</b>	<b>ARTICLE</b>
FR     Farming Residential	4
RE     Rural Estates Residential	4
R-1    Single Family Residential	5
R-2    Single Family Residential	6
LK-1   Lake Front District	7
CDO    Cluster Development Option	8
RM-1   Multiple Family Residential	9
MHP    Manufactured Home Park	10
PUD    Planned Unit Development	11
B-1    Local Business	12
PCS    Planned Commercial Services	12A
B-2    Community Business	13
PCI    Planned Commercial Industrial	13A
ES     Expressway Service	14
OS     Office Service	15
M-1    Light Manufacturing	16
PIRO   Planned Industrial, Research, and Office	16A
M-2    Heavy Industry	17
ROM    Research-Office-Manufacturing	18
EI     Extractive Industry	19

**SECTION 3.01           BOUNDARIES OF DISTRICTS**

The boundaries of the above described districts are hereby established as shown on the official Zoning Map which map with all notations, references, and other information shown thereon shall be as much a part of this ordinance. Unless otherwise shown, the boundaries of the districts are lot lines, the center lines of streets and roads or such lines extended, and the limits of the Township of Tyrone.

**SECTION 3.02            ZONING MAP**

The official zoning map shall be identified by the signature of the Township Supervisor, as attested to by the Township Clerk. A record is to be kept by the Township Clerk's office of all changes in district boundaries or locations lawfully made, to include the date of official action, district boundaries or location change description, and names of property owners involved. One (1) copy of the official zoning map and above mentioned record shall be maintained and kept up to date by the Township Clerk's office, accessible to the general public, and same shall be the final authority as to the current zoning status of all lands and buildings in Tyrone Township.

**SECTION 3.03            INTERPRETATION**

Where, due to the scale, lack of detail or illegibility on the zoning map, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundary shown thereon, interpretation concerning the exact location of district boundary lines shall be determined upon the written application to, or upon its own motion, by the Zoning Board of Appeals.

**SECTION 3.04            ZONING OF VACATED AREAS**

Whenever any street, road or other public way within Tyrone Township shall have been vacated by official governmental action, the lands within the boundaries thereof attach to and become a part of lands adjoining such street, road, or public way. Moreover, these lands shall automatically and without further governmental action thenceforth acquire and be classified in the same zoning district as the property to which it attaches.

**SECTION 3.05            ZONING OF FILLED LAND; USE OF WATERS**

Whenever any fill is placed in any lake or stream, the land thus created shall automatically and without further governmental action thenceforth acquire and be subjected to the same zoning regulations as are applicable to lands to which the same shall attach or be adjacent, and the same shall be used for the same purposes as are permitted under this ordinance for such adjoining lands. Use of the surface of any lake or stream shall not be permitted for any purpose not permitted on the land from which the use emanates.

**SECTION 3.06                    DISTRICTS AND USES**

Land contained within any zoning district in Tyrone Township shall not be used for any purpose other than those uses specifically set forth in the zoning districts, except as otherwise permitted by Article 26 Nonconforming Uses.

**SECTION 3.07                    PERMITTED PRINCIPAL USES**

Uses shall be permitted by right only if specifically listed as permitted principal uses in the various zoning districts. All other uses are prohibited. In addition, certain permitted principal uses shall be subject to specific additional requirements. The additional requirements are referenced and placed in Article 21 Supplemental District Regulations.

**SECTION 3.08                    ACCESSORY USES AND BUILDINGS**

Accessory uses are permitted as listed in the various zoning districts and only if such uses are clearly incidental to the permitted principal uses. Other accessory uses not listed may be permitted by the Planning Commission if customarily incidental to any principal use. Certain accessory uses shall be subject to additional restrictions. The additional requirements are referenced and placed in Article 21 Supplemental District Regulations.

**SECTION 3.09                    SPECIAL LAND USES**

Special land uses are permitted as listed. All special land uses are subject to the provisions in Article 22 Special Land Uses and Article 23 Site Plan Review.

REVISIONS:

- 2012    JUNE - Added: PCS District.
- 2013    JANUARY – Added: PIRO District.
- 2016    APRIL – Added PCI District.