

PART 6

OVERLAY ZONING DISTRICTS**§ 27-601. Overlay Zoning Districts. [Ord. No. 497, 1/8/2013]**

1. Purpose and Intent. The purpose of this Part 6 of this chapter is to:
 - A. Provide a framework for enabling legislation to aid in the creation of various overlay zoning districts, each with special regulations, requirements, and standards;
 - B. Provide a description of special regulations, requirements, and standards associated with each overlay zoning district; and
 - C. Provide guidelines for the application of each overlay zoning district created to assure conformity with the purpose and development objectives of the applicable overlay zoning district.
2. General Provisions.
 - A. This Part 6 of this chapter establishes overlay zoning districts that include additional specific regulations, requirements, and standards of limited application to certain designated areas within Wormleysburg Borough.
 - B. Overlay zoning districts provide additional considerations for development within specific designated areas of Wormleysburg Borough that are identified as possessing special and/or unique conditions, characteristics, circumstances and/or resources of importance, interest, and/or value to Wormleysburg Borough. Such overlay zoning districts are established for the purposes of protecting the health, safety and general welfare, and furthering the community development objectives set forth in Part 1 of this chapter relating to purpose of enactment.
 - C. Overlay zoning districts may encompass one or more applicable underlying or base zoning districts, and impose additional or different regulations, requirements, and standards than those which are required by the applicable underlying or base zoning districts.
 - D. Applications for development are subject to the provisions of both the applicable underlying or base zoning district and the overlay zoning district.
 - E. Although overlay zoning districts may be more or less restrictive than the applicable underlying or base zoning district, unless otherwise specified in this Part 6 of this chapter, wherever and whenever the regulations, requirements, and standards of overlay zoning districts