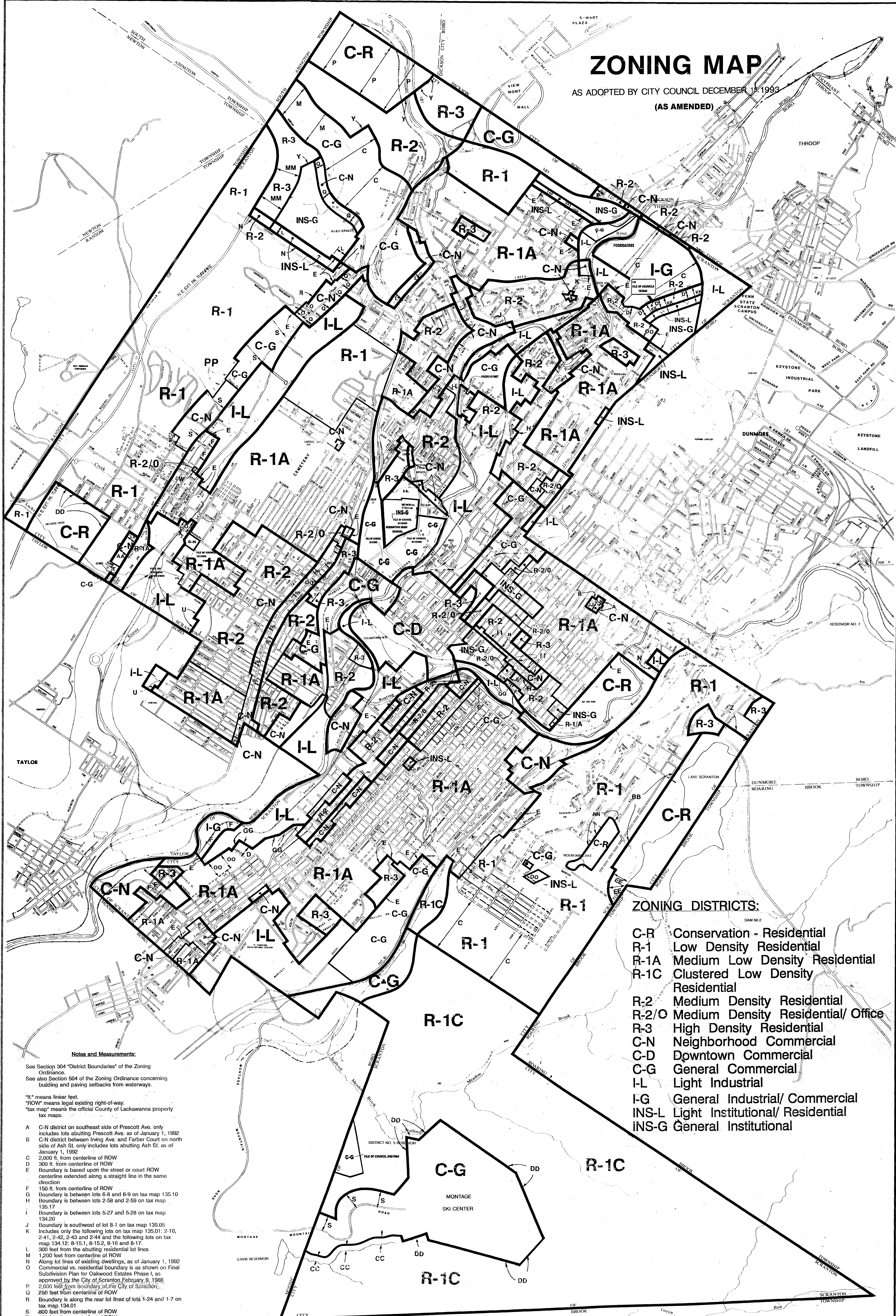


# ZONING MAP

AS ADOPTED BY CITY COUNCIL DECEMBER 11, 1993  
(AS AMENDED)



## ZONING DISTRICTS:

- C-R Conservation - Residential
- R-1 Low Density Residential
- R-1A Medium Low Density Residential
- R-1C Clustered Low Density Residential
- R-2 Medium Density Residential
- R-2/O Medium Density Residential/ Office
- R-3 High Density Residential
- C-N Neighborhood Commercial
- C-D Downtown Commercial
- C-G General Commercial
- I-L Light Industrial
- I-G General Industrial/ Commercial
- INS-L Light Institutional/ Residential
- INS-G General Institutional

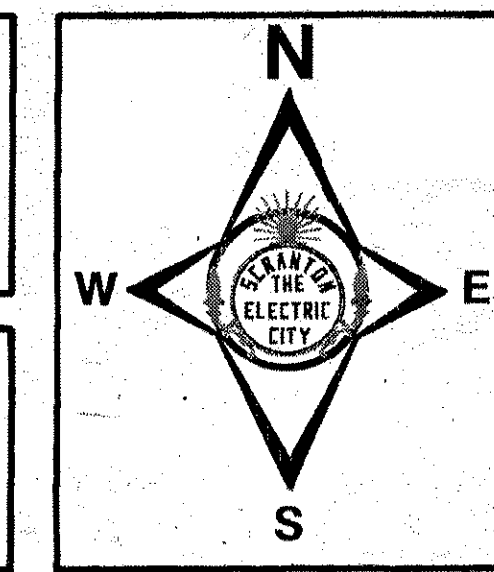
### Notes and Measurements:

- See Section 304 "District Boundaries" of the Zoning Ordinance.
- See also Section 504 of the Zoning Ordinance concerning building and paving setbacks from waterways.
- "ft" means linear feet.
- "ROW" means legal existing right-of-way.
- "tax map" means the official County of Lackawanna property tax maps.
- A C-N district on southeast side of Prescott Ave. only includes lots abutting Prescott Ave. as of January 1, 1992
- B C-N district between Irving Ave. and Farber Court on north side of Ash St. only includes lots abutting Ash St. as of January 1, 1992
- C 2,000 ft. from centerline of ROW
- D 300 ft. from centerline of ROW
- E Boundary is based upon the street or court ROW centerline extended along a straight line in the same direction
- F 150 ft. from centerline of ROW
- G Boundary is between lots 6-8 and 6-9 on tax map 135.10
- H Boundary is between lots 2-58 and 2-59 on tax map 135.17
- I Boundary is between lots 5-27 and 5-28 on tax map 134.20
- J Boundary is southwest of lot 8-1 on tax map 135.05
- K Includes only the following lots on tax map 135.01: 2-10, 2-41, 2-42, 2-43 and 2-44 and the following lots on tax map 134.12: 8-15.1, 8-15.2, 8-16 and 8-17.
- L 300 feet from the abutting residential lot lines
- M 1,200 feet from centerline of ROW
- N Along lot lines of existing dwellings, as of January 1, 1992
- O Commercial vs. residential boundary is as shown on Final Subdivision Plan for Oakwood Estates Phase I, as approved by the City of Scranton, February 9, 1988
- P 2,000 feet from boundary of the City of Scranton.
- Q 250 feet from centerline of ROW
- R Boundary is along the rear lot lines of lots 1-24 and 1-7 on tax map 134.01
- S 800 feet from centerline of ROW
- T 150 feet from centerline of ROW
- U Boundary of property of Scranton-Lackawanna Industrial Building Company, as of January 1, 1992.
- V C-N district includes lots 9-17; 9-18, 9-19 and 9-20 on tax map 145.14
- W R-2/O district includes only lot 6-54 on tax map 144.08
- X Northwest boundary of lot 1-13 on tax map 144.16
- Y Centerline of electric transmission right-of-way/lot line as of January 1, 1992
- Z North lot line of lot 1-1 on tax map 157.04
- AA 150 feet from edge of existing street ROW, or from the existing street ROW extended along a straight line
- BB Northwestern lot line of property of Pennsylvania Gas and Water Company, as of January 1, 1992.
- CC 100 feet from centerline of waterway
- DD Boundary of property of County of Lackawanna, as of April 1, 1993
- EE 500 feet from centerline of paved pedestrian pathway, as of January 1, 1992
- FF C-G district includes lots 2-13 and 2-14 on tax map 168.03
- GG Boundary is along lot 1-19 of tax map 167.10
- HH 250 feet from centerline of ROW
- II C-N District between Mohr and Farber Courts and on the south side of Mulberry Ave. from Farber and Schultz Courts only includes lots fronting upon Mulberry St. as of January 1, 1992
- JJ 200 feet from centerline of ROW
- KK 500 feet from centerline of ROW
- LL Boundary of property of Community Medical Center and its subsidiaries, as of January 1, 1992
- MM 900 feet from the centerline of the ROW
- NN Boundary of property of the City of Scranton, as of January 1, 1992
- OO 600 feet from centerline of ROW
- PP Boundary of Fairwood Heights Subdivision, as approved by the City of Scranton
- QQ Boundary of property of Jacobson Hat Co. as of January 1, 1992
- RR C-N District includes lots fronting upon Main Ave. as of January 1, 1992.

**CITY OF SCRANTON**  
Lackawanna County, Pennsylvania

Planning Consultants:  
**Urban Research & Development Corporation**  
URDC  
28 Bethlehem Plaza Bethlehem, Pennsylvania 18018 215-865-0701

APPROX. SCALE  
0 800 1600 2400 3200 4000 4800 Feet  
0 1/8 1/4 1/2 3/4 Mile



FOR OFFICIAL DETERMINATION OF ZONING BOUNDARIES CONSULT WITH CITY OF SCRANTON ZONING OFFICER