

ORDINANCE NO. 2018- 03
BOROUGH OF MIFFLINBURG
UNION COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE BOROUGH OF MIFFLINBURG, COUNTY OF UNION,
COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 29, ZONING, BY
AMENDING THE OFFICIAL ZONING MAP, AS ADOPTED PURSUANT TO THE
CODE OF ORDINANCES OF THE BOROUGH OF MIFFLINBURG.**

WHEREAS, the Borough of Mifflinburg has previously adopted a zoning ordinance and an official zoning map as Chapter 29 of the Code of Ordinances for the Borough of Mifflinburg; and

WHEREAS, the Borough Council determined that the current zoning map needed updated to make it legible and amended to reflect the desired and current uses of real property within the Borough of Mifflinburg in a manner consistent with the overall comprehensive plan of the Borough of Mifflinburg; and

WHEREAS, the Borough Council requested the Mifflinburg Borough Planning Commission to review the current zoning map and make recommendations for amendments to the zoning map consistent with the current uses of real property and the overall comprehensive plan of the Borough of Mifflinburg; and

WHEREAS, the Mifflinburg Borough Planning Commission has reviewed the current zoning map, prior zoning map amendments, the current uses of real property and the overall comprehensive plan of the Borough of Mifflinburg and has made the recommendation to adopt the changes set forth in this Ordinance; and

WHEREAS, the Mifflinburg Borough has caused this Ordinance to be advertised for a public hearing, posted notices related to proposed amendments to the zoning map and held the public hearing in accordance with the requirements of the Pennsylvania Municipal Planning Code and the Code of Ordinances of the Borough of Mifflinburg for amendments to Chapter 29, Zoning of the Code of Ordinances of the Borough of Mifflinburg; and

WHEREAS, the Borough Council of the Borough of Mifflinburg after holding the public hearing on this Ordinance desires to enact the amendments to the official zoning map as set forth below and the attached Appendix A.

NOW THEREFORE BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Mifflinburg, Union County, Pennsylvania, as follows:

Part I.

The Official Zoning Map of Mifflinburg Borough is amended to rezone tracts of land, more particularly depicted on the map attached hereto as Appendix A, which map is incorporated by reference, with the following changes depicted by number on Appendix A:

1. Industrial Park Road/SR0045. The General Commercial (GC) district boundary line will be the western edge of the Mifflinburg Borough Right of Way on the West side of Industrial Park Road. The GC boundary shall coincide with the Mifflinburg Borough's property line along Chamber's Spring.

2. 3 South 11th Street (Parcel number 010-031-045). Entire parcel will be located in the General Commercial (GC) district.

3. Market Street East of SR0104 (10th Street) (Parcel number 010-031-072). Change first two parcels on South side of Market Street from Residential Urban (RU) to Residential Suburban (RS) district.

4. Mifflinburg Area High School (Parcel number 010-027-182). The parcel is currently split between Residential Urban (RU) and Residential Suburban (RS). The parcel will become completely within the RS district.

5. Legacy Building (18 N. 10th Street) (Parcel number 010-031-001). The parcel is currently split between the Commercial Manufacturing (CM) district and the General Commercial (GC) district. The parcel will become completely within the CM district.

6. Sholley Ball Fields (East of N. 8th Street) (Parcel number 010-029-009). The parcel will become part of the Open Space and Recreation (OSR) district.

7. Mary Koons Development (N. 3rd Street) (Parcel numbers 010-025-11.3 and 010-025-11.7). Two parcels were developed for residential purposes as part of a subdivision. The two parcels will become part of the Residential Suburban (RS) district.

Part II

The Zoning District previously referred to as the Central Business District shall be identified and labeled as the Downtown District (DD).

Part III

The remaining sections of the Mifflinburg Borough Zoning Ordinance and Official Zoning Map are hereby reaffirmed.

Part IV

Effective Date. This Ordinance shall be effective five (5) days from the date of enactment.

Duly Enacted and Ordained this 19th day of June, 2018 by the Borough Council of the Borough of Mifflinburg, Union County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BOROUGH OF MIFFLINBURG

By: Margaret A. Metzger
Margaret A. Metzger, Secretary

By: Beverly L. Hackenberg
Beverly L. Hackenberg, President

APPROVED this 19 day of June, 2018.

By: David M. Cooney
David M. Cooney, Mayor