

BOROUGH OF MIFFLINBURG
UNION COUNTY, PENNSYLVANIA
ORDINANCE NO: 2026-09

AN ORDINANCE OF THE BOROUGH OF MIFFLINBURG, COUNTY OF UNION, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES OF MIFFLINBURG BOROUGH, ZONING; PART 2, SECTION 29-201 DEFINITIONS, PART 4, DISTRICT REGULATIONS; SECTION 29-402 RESIDENTIAL-SUBURBAN DISTRICT (RS), SECTION 29-403 RESIDENTIAL-URBAN DISTRICT (RU), SECTION 29-404 RESIDENTIAL MANUFACTURED HOUSING DISTRICT (RMH), SECTION 29-405 GENERAL COMMERCIAL DISTRICT (GC), SECTION 29-406 DOWNTOWN DISTRICT (DD), SECTION 29-407 COMMERCIAL MANUFACTURING DISTRICT (CM), SECTION 29-408 AGRICULTURAL DISTRICT (A), SECTION 29-409 OPEN SPACE RECREATION DISTRICT (OSR), AND PART 5, SECTION 29-510 OFF-STREET PARKING.

IT IS HEREBY ENACTED AND ORDAINED by the Borough Council of the Borough of Mifflinburg , Union County, Pennsylvania, as follows:

WHEREAS, pursuant to 8 Pa.C.S. § 3301.1, the Borough of Mifflinburg, Union County, Pennsylvania (the “Borough”), is authorized to adopt ordinances and is further authorized to amend existing ordinances by the enactment of subsequent ordinances; and,

WHEREAS, pursuant to 8 Pa.C.S. § 3301.1(c), the Borough is authorized to adopt resolutions for any purpose, including for setting forth certain rules, regulations, and standards pertaining to Borough ordinances; and,

WHEREAS, the Borough has determined it to be best in the interest of the Borough to amend certain ordinances in order to promote the general welfare of the public and to facilitate the orderly administration of the Borough; and,

WHEREAS, it is the purpose and intent of the members of Council of the Borough of Mifflinburg by the enactment of this Ordinance to amend Chapter 29, Part 4, Sections 29-402(1), 29-403(1), 29-404(1)(A), 29-405(1)(A), 29-406(1)(A), 29-407(1)(A), and 29-408(1)(A) in order to promote the general welfare of the public and to facilitate the orderly administration of the Borough.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Borough Council of the Borough of Mifflinburg, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

AMENDMENT OF ORDINANCE:

SECTION 1:

Chapter 29, Part 2 Section 29-201(2), Part 4, Sections 29-402(1), 29-403(1), 29-404(1)(A), 29-405(1)(A), 29-406(1)(A), 29-407(1)(A), 29-408(1)(A), 29-409 and Part 5 29-510(B) of the Code of Ordinances of Mifflinburg Borough shall be amended, as follows:

§ 29-201(2). Applicable Definitions.

2. As used in the Chapter, the following terms shall have the meanings indicated:

Short-Term Rental: The provision of a dwelling, room, or space that is suitable and intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty (30) consecutive days, in exchange for a payment or a charge for the occupancy.

Short-Term Rental Operator: The proprietor of any dwelling, lodging, or sleeping accommodations offered as a Short-Term Rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, management agent, or any other possessory capacity.

Short-Term Rental, Hosted: An owner-occupied dwelling (legally occupied by the property owner as a primary residence), where a portion is used for sleeping or lodging for transient renters, which is rented to the same entity for less than thirty (30) consecutive days in exchange for a payment or charge. The Operator must stay overnight on the premises during all rental periods for a Short-Term Rental to be defined as hosted.

Short-Term Rental, Unhosted: A dwelling where a portion of or the entire dwelling is used for sleeping or lodging for transient renters, which is rented to the same entity for less than thirty (30) consecutive days in exchange for a payment or charge.

§ 29-402(1). RESIDENTIAL-SUBURBAN DISTRICT (RS).

1. Use Regulations.

A. Permitted Uses:

- (1) Single-family dwellings.
- (2) Double dwellings.
- (3) Home occupations. (See § 29-514.)
- (4) Accessory structures. (See § 29-505.)
- (5) Essential services.
- (6) Group homes.
- (7) No-impact home-based businesses.
- (8) Short-Term Rental (See § 13-202.)

B. Special Exception Uses:

- (1) Public and quasi-public uses.
- (2) Private licensed facilities.
- (3) Townhouses.
- (4) Cluster subdivisions.
- (5) Multifamily land developments (new construction).
- (6) Business offices.
- (7) Bed-and-breakfast establishments/inns.
- (8) Rooming/lodging house.
- (9) Group child-care home or child-care center.

§ 29-403(1). RESIDENTIAL-URBAN DISTRICT (RU).

1. Use Regulations.

A. Permitted Uses:

- (1) Single-family dwellings.
- (2) Double dwellings.
- (3) Accessory apartments.
- (4) Funeral homes.
- (5) Community living arrangements.
- (6) Accessory structures. (See § 29-505.)
- (7) Home occupations. (See § 29-514.)
- (8) Essential services.
- (9) Townhouses.
- (10) Group homes.
- (11) No-impact home-based businesses.
- (12) Short-Term Rental. (See § 13-202.)

B. Special Exception Uses:

- (1) Multifamily dwellings (existing building prior to the effective date of this chapter).
- (2) Multifamily land developments (new construction).
- (3) Boarding/rooming houses.
- (4) Parking lot (as a principal use).
- (5) Public and quasi-public uses.
- (6) Business offices.
- (7) Bed-and-breakfast establishments/inns.
- (8) Rooming/lodging houses.
- (9) Group child-care home or child-care center.

§ 29-404(1)(A). SECTION 29-404 RESIDENTIAL MANUFACTURED HOUSING DISTRICT (RMH).

1. Use Regulations.

A. Permitted Uses:

- (1) Single-family dwellings.
- (2) Double dwellings.
- (3) Mobile homes.
- (4) Mobile home land developments.
- (5) Funeral homes.
- (6) Community living arrangements.
- (7) Accessory structures. (See § 29-505.)
- (8) Essential services.
- (9) No-impact home-based businesses.
- (10) Short-Term Rental. (See § 13-202.)

§ 29-405(1)(A). GENERAL COMMERCIAL DISTRICT (GC).

1. Use Regulations.

A. Permitted Uses:

- (1) Retail business establishments.
- (2) Wholesale business establishments.
- (3) Business offices.
- (4) Funeral homes.
- (5) Restaurants.
- (6) Automotive repair facilities.
- (7) Gasoline filling stations.
- (8) Convenience markets (including gasoline sales).
- (9) Agricultural businesses.
- (10) Personal service and repair facilities.
- (11) Printing houses.
- (12) Accessory structures. (See § 29-505.)
- (13) Essential services.
- (14) Public and quasi-public uses.
- (15) Craft manufacturing facilities.
- (16) Commercial land developments.
- (17) Bed-and-breakfast establishments/inns.
- (18) Rooming/lodging house.
- (19) Group child-care home or child-care center.
- (20) Single-family dwellings.
- (21) Double dwellings.
- (22) Hotel or motel. [Added by Ord. No. 2019-02, 5/21/2019]
- (23) Short-Term Rental. (See § 13-202.)

§ 29-406(1)(A). DOWNTOWN DISTRICT (DD).

1. Use Regulations.

A. Permitted Uses:

- (1) Retail business establishments.
- (2) Wholesale business establishments.
- (3) Business offices.
- (4) Funeral homes.
- (5) Restaurants.
- (6) Clubs, lodges, museums, and indoor recreation facilities.
- (7) Personal service.
- (8) Accessory structures. (See § 29-505.)
- (9) Essential services.
- (10) Public and quasi-public uses.
- (11) Parking lot (as a principal use).
- (12) Single-family dwellings.
- (13) Accessory apartments (second or third floor only).
- (14) Multifamily dwellings (second or third floor only).
- (15) Hotels and motels.
- (16) Mix of any uses noted above. (Mixed-use projects and buildings must contain office or commercial space on 100% of the first-floor area).
- (17) Community living arrangements.
- (18) Bed-and-breakfast establishments/inns.
- (19) Rooming/lodging house (second or third floor only).
- (20) Group child-care home or child-care center.
- (21) Home occupations.
- (22) No-impact home-based businesses.
- (23) Short-Term Rental. (See § 13-202.)

§ 29-407(1)(A). COMMERCIAL MANUFACTURING DISTRICT (CM).

1. Use Regulations.

A. Permitted Uses:

- (1) Retail business establishments.
- (2) Wholesale business establishments.
- (3) Manufacturing uses.
- (4) Agricultural businesses.
- (5) Personal service and repair facilities.
- (6) Printing houses.
- (7) Warehouses.
- (8) Accessory structures. (See § 29-505.)
- (9) Essential services.
- (10) Public and quasi-public uses.

- (11) Industrial land developments.
- (12) Restaurants.
- (13) Group child-care home or child-care center.
- (14) Storage units. (See § 29-515.)
- (15) Single-family dwellings.
- (16) Double dwellings.
- (17) Bed-and-breakfast establishments.
- (18) Hotel or motel. [Added by Ord. No. 2019-02, 5/21/2019]
- (19) Short-Term Rental. (See § 13-202.)

§ 29-408(1)(A). AGRICULTURAL DISTRICT (A).

1. Use Regulations.

A. Permitted Uses:

- (1) Agriculture.
- (2) Agricultural businesses.
- (3) Kennels.
- (4) Accessory structures. (See § 29-505.)
- (5) Essential services.
- (6) Single-family detached dwellings.
- (7) No-impact home-based businesses.
- (8) Short-Term Rental. (See § 13-202.)

§ 29-510(B) Off-Street Parking.

Required Number of Spaces. The number of parking spaces required for all uses and in all districts except the DD (property owners in the DD shall provide the required number of spaces in accord with the DD use regulations of Part 4) shall be as follows:

Use of Facility Criterion	Number of Parking Spaces Per	
Dwellings	2	Dwelling unit
Hotels or motels	1.25	Rental unit
Retail commercial and banks	1	300 square feet of gross floor area
Eating or drinking establishments	1	100 square feet of gross floor area
Offices, businesses	1	200 square feet of gross floor area
Offices, medical or dental clinics	1	100 square feet of gross floor area
Lodges, public buildings, meeting halls (w/o fixed seating)	1	200 square feet of gross floor area
Schools	3	Classroom
Churches, theaters, auditoriums (w/fixed seating)	1	3 seats or 6 linear feet of pew

Use of Facility Criterion	Number of Parking Spaces Per	
Funeral homes	1	50 square feet of assembly area (minimum of 20)
Commercial recreation		
Indoor	1	50 square feet of activity
Outdoor	1	2.5 participants, design capacity of facility
Wholesale, warehousing, manufacturing	1	2 employees
Rooming or lodging houses	1	Room
Group home/personal care home for adults	1	Each employee per shift
Nursing homes	1	4 beds
Multifamily elderly housing units	1	2 dwelling units
Home occupations	2	In addition to residential requirements
Group child-care homes or child-care centers	1	500 square feet of gross floor area, plus 1 for each employee per shift
Barbershops, beauty parlors	1	100 square feet of gross floor area
Adult bookstores	1	200 square feet of gross floor area
Adult entertainment cabarets	1	2 seats
Massage parlors	1	300 square feet of gross floor area
Other adult uses	1	300 square feet of gross floor area
Short-Term Rentals	1	Dwelling unit

SECTION 2:

Except as set forth hereafter, all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3:

The Ordinance shall be effective on November 1, 2026 and all calendar years thereafter unless repealed or modified by Ordinance of the Borough of Mifflinburg.

SECTION 4:

In all other respects, Chapter 29 Zoning of the Code of the Borough of Mifflinburg shall remain as heretofore enacted, ordained and amended, which said Chapter as amended, is hereby re-enacted in its entirety herein.

This Ordinance to amend Chapter 29, Part 2, Section 29-201(2), Part 4, Sections 29-402(1), 29-403(1), 29-404(1)(A), 29-405(1)(A), 29-406(1)(A), 29-407(1)(A), 29-408(1)(A), and Part 5 Section 29-510(B) of the Borough of Mifflinburg Code of Ordinances shall affect only those aforementioned Sections. The remainder of Chapter 29 is hereby affirmed and shall remain in full force and effect.

This Ordinance shall become effective November 1, 2026.

ORDAINED and **ENACTED** this 20th day of October 2026, at a duly assembled public meeting by the Borough Council of the Borough of Mifflinburg.

ATTEST:

BOROUGH OF MIFFLINBURG

Margaret A. Metzger, Secretary

By: _____
Beverly L. Hackenberg, President

Approved this ____ day of _____, 2026

David M. Cooney, Mayor