

BOROUGH OF CHAMBERSBURG
ORDINANCE NUMBER 2018 - _____

AN ORDINANCE TO REZONE AN AREA ALONG THE SOUTH SIDE OF EAST MCKINLEY STREET THE SAME BEING ACROSS MCKINLEY STREET FROM THE MCKINLEY STREET FIRE STATION AND ADJACENT TO THE NORFOLK SOUTHERN RAILROAD, BEING A VACANT LOT DESIGNATED AS TAX PARCEL 04-1E25-130A FROM MEDIUM MANUFACTURING (MM) TO MODERATE DENSITY RESIDENTIAL (MDR)

Section 1. Legislative Findings: It has been brought to the attention of Borough Council that there is a vacant lot along East McKinley Street presently zoned Medium Manufacturing (MM) that is not of sufficient size to be utilized for a use described within the permitted uses in the Medium Manufacturing zone when taking into consideration the required buffering requirements since the lot adjoins residential properties. The lot owner has requested Borough Council rezone the property Moderate Density Residential to be more consistent with adjacent residential properties and Borough Council is agreeable that the request is reasonable and appropriate.

Section 2. Chapter 300, Zoning, of the Code of the Borough of Chambersburg, is hereby amended to change the zoning in the following described property from Medium Manufacturing (MM) to Moderate Density Residential (MDR). The Borough Secretary will change the "Chambersburg Zoning Map" to reflect the following change:

BEGINNING at an existing iron pin at the South Right of Way line of East McKinley Street; thence, along the Right of Way line of the Norfolk Southern Railroad, S 18°-30'-00" W, 319.15' to a point at the corner of UPI 04-1E25-130 as recorded in Franklin County, PA Courthouse; thence N79°-52'-00" W, 52.23' to a point at the SE corner of UPI 04-1E25-71, thence by the same, N10°-08'-00" E, 164.00', to a monument at the NE corner of UPI 04-1E25-71, thence by the same N79°-52'-00" W, 24.15' to a monument at the SE corner of UPI 04-1E-25-70, thence by the same N09°-45'-00" E, 147.40' to a monument at the South Right of Way line of East McKinley Street, thence by the same S81°-53'-00" E, 123.88' to an existing iron pin, the place of beginning. Being UPI 04-1E-25-130 as recorded in the Courthouse of Franklin County, PA and

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containing 27,295.00 square feet, .62 acres as referenced in Chambersburg Borough, PA Plan # RE-606.

This area is to be added to existing adjoining Modern Density Residential (MDR).

Section 3. The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses or sentences of the same.

Section 4. **EFFECTIVE DATE:** This ordinance shall take effect on the date next following the date approved by the mayor.

PASSED by Borough Council this 4th day of June, 2018.

President of Town Council

ATTEST:

Secretary of Town Council

APPROVED this _____ day of _____, 2018

Mayor

CERTIFICATION

I, Jamia L. Wright, Borough Secretary, hereby certify that the foregoing ordinance was advertised in the Public Opinion on _____, 2018 and _____, 2018, a newspaper of general circulation in the Municipality and was duly enacted and approved as set forth at a Regular Public Meeting of Council held _____, 2018.

Jamia L. Wright, Borough Secretary