

NOTICE

NOTICE IS HEREBY GIVEN that the Town Council of the Borough of Chambersburg, Franklin County, Pennsylvania, intends to consider for adoption and to vote upon an enactment of the Ordinance summarized below, at the regularly scheduled Chambersburg Town Council Meeting on Monday, April 14, 2025, at 7:00 p.m. at the Borough Office, 100 South Second Street Chambersburg, Pennsylvania 17201.

BOROUGH OF CHAMBERSBURG
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-___

AN ORDINANCE OF THE BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA (THE “BOROUGH”), TO AMEND THE ZONING MAP OF THE BOROUGH BY REMOVING THE PROPERTIES KNOWN AS 589 SOUTH FOURTH STREET, 597 SOUTH FOURTH STREET, 385 EAST MCKINLEY STREET, AND 389 EAST MCKINLEY STREET (THE “PROPERTIES”) FROM THE LOW-DENSITY RESIDENTIAL (LDR) DISTRICT AND ADDING THE PROPERTIES TO THE DISTRIBUTED COMMERCIAL – NEIGHBORHOOD BUSINESS (DCN) DISTRICT.

WHEREAS, the Borough has adopted a Zoning Ordinance and Zoning Map, as set forth in Chapter 300 of the Code of the Borough of Chambersburg (the “Code”); and

WHEREAS, the Borough Code, 8 Pa.C.S. § 101, *et seq.*, at Section 1202(5) authorizes the Borough to make regulations as may be necessary for the health, morals, general welfare, cleanliness, convenience, comfort, and safety of the Borough; and

WHEREAS, the Borough Code at Section 1202(21) empowers the Borough to plan for and regulate the development of the Borough by utilizing powers delegated by the Pennsylvania Municipalities Planning Code (the “MPC”), 53 P.S. § 10101, *et seq.*, and other applicable laws by adopting zoning regulations; and

WHEREAS, the Town Council for the Borough of Chambersburg (the “Town Council”) is authorized to amend its Zoning Map, codified at Chapter 300 of the Code, in accordance with Section 609 of the MPC, 53 P.S. § 10609; and

WHEREAS, the Borough has determined it to be in the best interest and general welfare of the health, safety, and welfare of the citizens and residents of the Borough to make certain amendments to its Zoning Map.

NOW THEREFORE, BE IT ORDAINED AND ENACTED, by the Mayor and Town Council of the Borough of Chambersburg, Franklin County, Pennsylvania, and it is enacted and ordained as follows:

SECTION 1. The above recitals are incorporated herein by reference thereto.

SECTION 2. The Chambersburg Zoning Map, as established in Section 300-9 of the Code, is hereby amended by removing the properties known as 589 South Fourth Street, 597 South Fourth Street, 385 East McKinley Street, and 389 East McKinley Street (the “Properties”), which Properties are further identified as UPI 06-1E26.-016.-000000, UPI 06-1E26.-017.-000000, UPI 06-1E26.-018.-000000, and UPI 06-1E26.-019.-000000, respectively, from the Low-Density Residential (LDR) District and adding the Properties to the Distributed Commercial – Neighborhood Business (DCN) District, as depicted on the “Proposed Zoning Change” exhibit attached hereto and incorporated herein by reference.

The Specific metes and bounds of the lands to be removed from the Low-Density Residential (LDR) District and added to the Distributed Commercial – Neighborhood Business (DCN) District are defined as follows:

Beginning at a point on the northerly edge of East McKinley Street at the easterly edge of a 16-foot public alley named Tyler Court thence North 10°-4’ East along the eastern edge of said Tyler Court 94-feet to a point at the corner of UPI 06-1E26.-015.-000000, thence by the same, S 80°-20’ E, 140’ to a point at the western right-of-way line of South Fourth Street, thence by the same, S 10° -04’ W, 94’ to a point at the intersection of South Fourth Street and the north right-of-way line of East McKinley Street, thence by the same, N 80°-20’ W, 140’ to the east right-of-way of Tyler Court, the place of beginning.

Containing parcels UPI 06-1E26.-016.-000000, UPI 06-1E26.-017.-000000, UPI 06-1E26.-018.-000000 and UPI 06-1E26.-019.-000000.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be illegal or invalid by any court or administrative agency of competent jurisdiction, such illegal or invalid portion or provision shall be severable and shall not affect or impair any remaining portion of this Ordinance and Chapter, which shall remain in full force and effect.

SECTION 4. Repealer. All provisions of previous Ordinances of the Borough which are contrary to this Ordinance are expressly repealed only to the extent to which they are inconsistent with this Ordinance.

SECTION 5. Savings Clause. In all other respects, all ordinances, codes, resolutions, rules, and regulations of the Borough shall remain as previously adopted, approved, enacted, and ordained. It is declared as the intent of the Borough that nothing in this Ordinance shall be interpreted as inconsistent with the law and/or discriminatory in nature.

SECTION 6. Effective Date. This Ordinance shall take effect immediately.

[INTENTIONALLY BLANK; SIGNATURE PAGE FOLLOWS.]

ENACTED, ORDAINED and APPROVED this _____ day of _____, 2025.

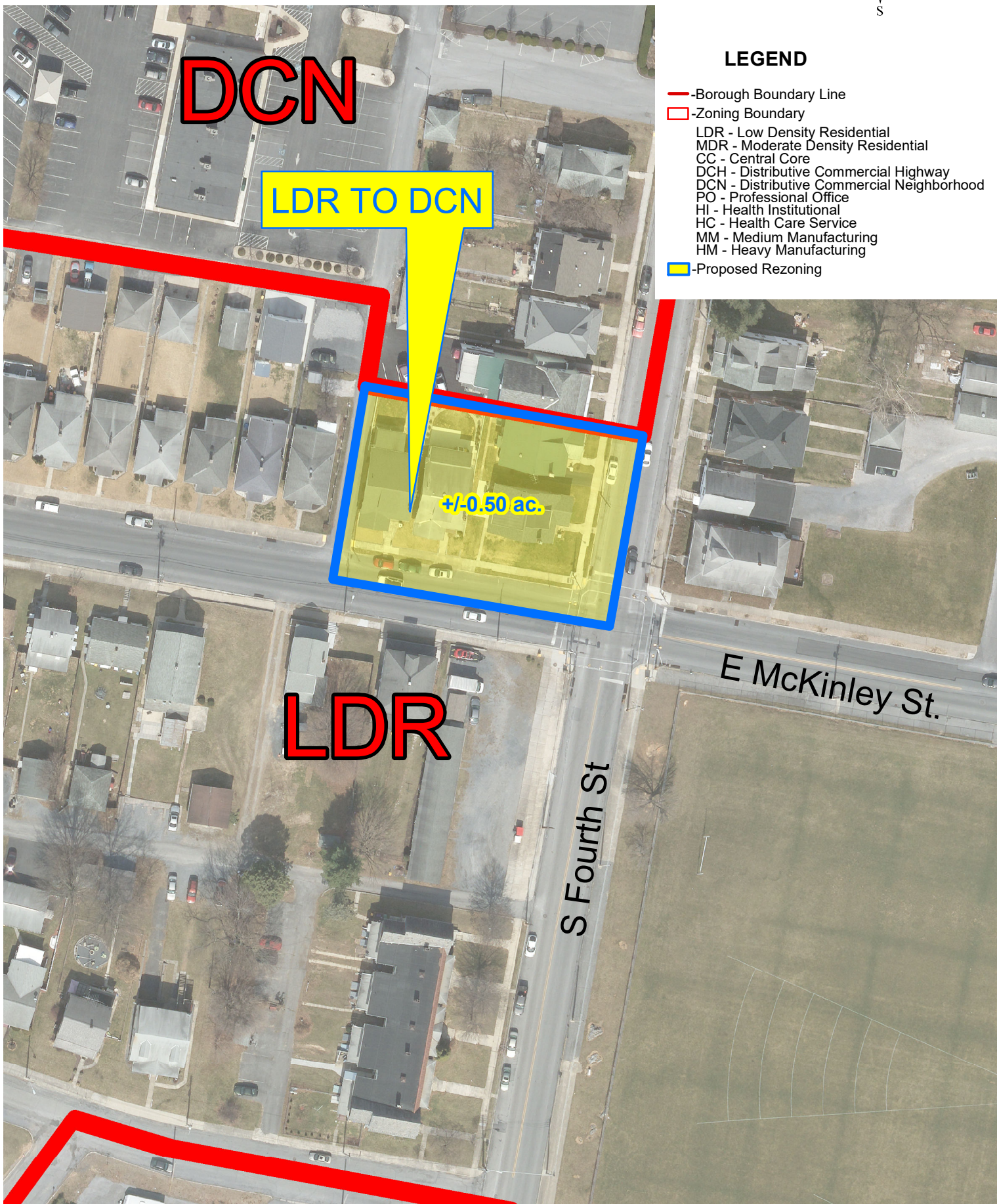
Allen B. Coffman
President of Town Council

ATTEST:

Jamia L. Wright
Secretary of Town Council

Kenneth Hock
Mayor

Exhibit PROPOSED ZONING CHANGE BOROUGH OF CHAMBERSBURG



LEGEND

- Borough Boundary Line
- Zoning Boundary
- LDR - Low Density Residential
- MDR - Moderate Density Residential
- CC - Central Core
- DCH - Distributive Commercial Highway
- DCN - Distributive Commercial Neighborhood
- PO - Professional Office
- HI - Health Institutional
- HC - Health Care Service
- MM - Medium Manufacturing
- HM - Heavy Manufacturing
- Proposed Rezoning