

ORDINANCE NUMBER 2017 – _____

AN ORDINANCE TO REZONE AN AREA ALONG THE WESTERN SIDE OF WAYNE AVENUE FROM 370 WAYNE AVENUE TO 374 WAYNE AVENUE FROM LOW DENSITY RESIDENTIAL TO DISTRIBUTIVE COMMERCIAL NEIGHBORHOOD BUSINESS

Section 1. Legislative Findings: In an effort to make the zoning along Wayne Avenue more consistent with commercial development that has occurred in the area, the Mayor and Town Council of the Borough of Chambersburg find it to be desirable and in the public interest to rezone a portion of land along the Western side of Wayne Avenue, said portion to encompass the property known as 370 Wayne Avenue, to 374 Wayne Avenue from Low Density Residential to Distributive Commercial Neighborhood Business.

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 Low Density Residential to Distributive Commercial Neighborhood Business. The Borough Secretary will change the “Chambersburg Zoning Map” to reflect the following change:

Beginning at a point the Right-of-Way line of Wayne Avenue and the Northeast corner of Parcel # 43, Franklin County, Tax Map Parcel 06-1E41 as recorded in the Franklin County Courthouse, Chambersburg, PA, thence in a southwest direction along common property line of parcel 42 and 43 approximately 150 feet to a point at the Corner of parcels 42 and 43. Thence in a northwest direction a distance of approximately 80 feet along the rear lot lines of parcels 41 and 42 and an alley named Moon Court to the corner of parcel 53A, a 40 feet right-of-way depicted on a subdivision for Franklin Metal Services, Borough Plan RE-1101.

Then along said right-of-way and Parcel 41 and 53A in a northwest direction approximately 150 feet to the northwestern corner of Parcel 41. Thence in a southeast direction along the right-of-way of Wayne Avenue, PA State Route 316, approximately 80 feet to the place of beginning. Containing approximately .27 acres more or less and being lots 9 and 10 of a plan of lots laid off for Brandon Realty Company on December 7, 1908 and held in the records of the Engineering Department of the Borough of Chambersburg and filed as Plan #30017.

This area is to be added to existing Distributive Commercial Neighborhood Business zone to the south of these tracts.

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 _____ day of _____, 2017

President of Town Council

ATTEST:

Secretary of Town Council

APPROVED this _____ day of _____, 2017

Mayor

CERTIFICATION

I, Jamia L. Wright, Borough Secretary, hereby certify that the foregoing ordinance was advertised in the Public Opinion on _____, 2017 and _____, 2017, 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 _____, 2017.

Jamia L. Wright, Borough Secretary

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

