

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 March 9, 2026, at 7:00 p.m. at the Borough Office, 100 South 2nd Street Chambersburg, Pennsylvania 17201.

The title of the proposed Ordinance is “AN ORDINANCE OF THE BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING THE CHAMBERSBURG ZONING MAP BY REMOVING THE PROPERTIES KNOWN AS 438/444, 454, AND 500 BROAD STREET FROM THE MODERATE-DENSITY RESIDENTIAL (MDR) DISTRICT AND ADDING SAID PROPERTIES TO THE DISTRIBUTED HIGHWAY (DCH) DISTRICT.”

If enacted, the Ordinance will amend the Chambersburg Zoning Map by removing the properties known as 438/444, 454, and 500 Broad Street from the Moderate-Density Residential (MDR) District and adding said properties to the Distributed Commercial Highway (DCH) District.

BOROUGH OF CHAMBERSBURG
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING THE CHAMBERSBURG ZONING MAP BY REMOVING THE PROPERTIES KNOWN AS 438/444, 454, AND 500 BROAD STREET FROM THE MODERATE-DENSITY RESIDENTIAL (MDR) DISTRICT AND ADDING SAID PROPERTIES TO THE DISTRIBUTED COMMERCIAL HIGHWAY (DCH) DISTRICT.

WHEREAS, the Borough of Chambersburg (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, Section 1202(21) of the Borough Code 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 (“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, Town Council 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 438/444, 454, and 500 Broad Street (the “Properties”), which Properties are further identified as Franklin County Tax Parcel Numbers UPI 02-1C42.-022.-000000, UPI 02-1C42.-020.-000000, and UPI 02-1C42.-019.-000000, respectively, from the Moderate-Density Residential (MDR) District and adding the Properties to the Distributed Commercial Highway (DCH) 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 Moderate-Density Residential (MDR) District and added to the Distributed Commercial Highway (DCH) District are defined as follows:

Beginning at a point in the centerline of Broad Street opposite the northwest corner of UPI 02-1C42.-022.-000000; thence along the centerline of Broad Street North 62°38'58" East, 221.84 feet to the centerline intersection with Horseshoe Court; thence by the centerline of Horseshoe Court South 28° 39'14" East, 248.30 feet to a point at the centerline of Horseshoe Court where it becomes a private alley; thence along the private alley South 63°19'03" West, 137.62 feet to a point at the corner of UPI 02-1C42.-068.-000000 as shown on Subdivision Plan for Jennings Brothers recorded at Franklin County Recorder of Deeds Instrument 2017-24318 and Borough Plan RE-1494; thence through UPI 02-1C42.-068.-000000 North 28°15'00" West, 99.50 feet to a point as shown to be the northeast corner of Lot 1 on Subdivision Plan for Allen E. Jennings, Jr. and Thomas W. Jennings recorded at Franklin County Recorder of Deeds Instrument 2014-11041 and Borough Plan RE-1412. This point being at the southeast corner UPI 02-1C42.-022.-000000 as recorded as Tract 2 in Franklin County Recorder of Deeds Instrument 2020-04931; thence along above referenced subdivision plan South 62°15'00" West, 70.00 feet to a point at the southwest corner of UPI 02-1C42.-024.-000000 as recorded on Franklin County Recorder of Deeds Instrument 2013-12199; thence along the same North 28°15'00" West, 44.00 feet to a point; thence along the same South 62°15'00" West, 16.00 feet to a point along the lands of UPI 02-1C42.-068.-000000; thence along said parcel North 28°15'00" West, 103.76 feet to the centerline of Broad Street, the place of beginning.

Containing parcels UPI 02-1C42.-022.-000000, UPI 02-1C42.-020.-000000, and UPI 02-1C42.-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.

ENACTED, ORDAINED and APPROVED this _____ day of _____, 2026.

Bill Everly Jr.
President of Town Council

ATTEST:

Jamia L. Wright
Secretary of Town Council

Kenneth Hock
Mayor

DRAFT

Exhibit

**PROPOSED ZONING CHANGE
BOROUGH OF CHAMBERSBURG**

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