

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 December 11, 2023, 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 (THE ‘BOROUGH’), TO AMEND THE ZONING MAP OF THE BOROUGH BY CHANGING A PORTION OF THE PROPERTY IDENTIFIED AS UPI 02-1C00.-007C-000000 FROM PROFESSIONAL OFFICE DISTRICT TO LOW-DENSITY RESIDENTIAL DISTRICT (LDR).

If enacted, the Ordinance will amend the Zoning Map of the Borough by changing a portion of the property identified as UPI 02-1C00.-007C-000000 from the Professional Office District to the Low-Density Residential District (LDR).

The contents of the Ordinance are summarized as follows:

SECTION 1: Amends the Chambersburg Zoning Map, as established in Section 300-9 of the Code of the Borough of Chambersburg, by changing a portion of the property identified as UPI 02-1C00.-007C-000000 from the Professional Office District to the Low-Density Residential District (LDR), as depicted on an exhibit entitled “Proposed Zoning Change.”

The full text of the proposed Ordinance may be examined without charge at the Office of the Chambersburg Borough Manager, 100 South 2nd Street, Chambersburg, Pennsylvania 17201, during regular business hours, which are Monday through Friday, 8:00 a.m. to 5:00 p.m. A copy will be provided upon request without charge. A copy of the proposed Ordinance has been filed at the Franklin County Law Library, 100 Lincoln Way East, Suite E, Chambersburg, Pennsylvania 17201, and is available for inspection during normal business hours. The proposed Ordinance may also be examined on the Local Government Transparency page of the Borough website at www.chambersburgpa.gov. Click on Proposed Ordinances.

Salzmann Hughes, P.C., Solicitor

PUBLIC OPINION - PLEASE ADVERTISE IN THE LEGAL COLUMN ON **WEDNESDAY, NOVEMBER 22, 2023** and **WEDNESDAY, NOVEMBER 29, 2023**. PLEASE PROVIDE A PROOF OF PUBLICATION AND BILL TO THE BOROUGH OF CHAMBERSBURG.

THANKS, Jamia L. Wright, Borough Secretary

BOROUGH OF CHAMBERSBURG
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 2023-___

AN ORDINANCE OF THE BOROUGH OF CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA (THE "BOROUGH"), TO AMEND THE ZONING MAP OF THE BOROUGH BY CHANGING A PORTION OF THE PROPERTY IDENTIFIED AS UPI 02-1C00.-007C-000000 FROM PROFESSIONAL OFFICE DISTRICT TO LOW-DENSITY RESIDENTIAL DISTRICT (LDR).

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; 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 Chambersburg Zoning Map, as established in Section 300-9 of the Code, is hereby amended to change a portion of the property identified as UPI 02-1C00.-007C-000000 from the Professional Office District to the Low-Density Residential District (LDR), as depicted on the "Proposed Zoning Change" exhibit, attached hereto and incorporated herein by reference.

The specific metes and bounds of the area to be removed from the Professional Office District and added to the LDR District are defined as follows:

Beginning of a point common with UPI 02-1C00.-004.-000000, UPI 02-1C00.-007B-000000 and UPI 02-1C00.-007C-000000, thence by the property lines of UPI 02-1C00.-007C-000000 and UPI 02-1C00.-007B-000000 S 50°-22' -39" E, 600.4'

to a point along the property line of UPI 02-1C00.-007B-000000 and UPI 03-1C00.-236.-000000, thence by phase 8 of GS&G properties and UPI 02-1C00.-007C-000000, S 54°-53'-21" W, 1321.1' to a point on the property of UPI 02-1C00.-148.-000000, thence through UPI 02-1C00.-007C-000000, N 39°-06'-05" W, 602.3' to a point along the property lines of UPI 02-1C00.-006.-000000, thence by the same N 55°-55'-13" E, 1205.1 more or less to the point of beginning. Containing approximately 17 acres.

SECTION 2. 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 3. 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 4. 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 5. Effective Date. This Ordinance shall take effect immediately or upon entry of the amendment set forth herein on the Chambersburg Zoning Map, whichever is sooner.

ENACTED, ORDAINED and APPROVED this _____ day of _____, 2023.

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

