

1st Draft

ORDINANCE NO. _____19_____

Amending the Zoning Ordinance of the Borough of Forest City to allow and provide for a permitted use in defined areas of a district, revising the zoning map and certain sections of the Ordinance, including the addition of new sections to govern said permitted use.

The applicable sections and new sections of the ordinance are hereby amended to read as follows.

Article II - Districts

2.100 Names of Districts

R-2A (new district) one family residential/commercial zone.

Article III District Regulations

3.115 (new section) R-2A District - no use shall be permitted in any R-2A district other than the following;

- a. All uses cited in 3.110 - (a) through (i) inclusive.
- b. Commercial businesses - defined as: an enterprise, activity or other undertaking offering services or goods which have been manufactured, constructed, fabricated, compounded, packaged, assembled or otherwise processed at another location.

3.300 Special Regulations Governing certain uses.

3.340 (new section) Commercial business, as hereinbefore defined shall be permitted in an R2A Zone in accordance with the provisions of this section and other applicable sections of the Ordinance.

- a. The commercial business land development plan shall be in conformance with section 3.400 including schedule 1 regarding lot, yard and height regulations, as set forth therein for R-2 districts.
- b. Commercial business land development plans shall be reviewed by the Susquehanna County Planning Commission, reviewed and approved by the Borough planning commission prior to approval of a permitted use by the Board of Adjustment.
- c. Any permitted use so granted shall be for that use depicted on the land development plan only.

This Ordinance, ordained and enacted _____ by the
Council of the Borough of Forest City. Same to be
effective_____.

President of Council

ATTEST:

Mayor

Borough Secretary

NOTICE

Forest City Borough Council will hold a public hearing on JULY 5 , 1993, at 6:30 p.m. in Council Chambers, to take testimony regarding the creation of an R-2A zone from Maxey Street south along the west side of Main Street to the Borough line and extending in depth to the east side of Fell Street and thence along the M-1 zone to the Borough line (see map). This zone will permit commercial and residential uses.

Copy of proposed changes at Borough Building, Forest City News, Forest City Library and Susquehanna County Law Library

