

## TERRE HILL BOROUGH LEGAL NOTICE

Notice is hereby given that the Borough Council of Terre Hill Borough, Lancaster County, Pennsylvania, concurrent with its regular meeting to be held at 7 p.m. on Tuesday, April 9, 2019 at the Terre Hill Borough Chambers, 300 Broad Street, Terre Hill, PA 17581, will hold a public hearing and concurrent public meeting to consider, and at that hearing and meeting or at a subsequent hearing and meeting held within 90 days thereafter, and may vote upon enacting, adopting, or taking other action regarding an ordinance, a title and brief summary of which is as follows:

### **AN ORDINANCE AMENDING THE TERRE HILL BOROUGH CODE OF ORDINANCES CHAPTER 27 (ZONING) & THE ZONING MAP IN THEIR ENTIRETY**

Ordinance Section 1 amends the Borough's Code of Ordinances, Chapter 27 (*Zoning*) in its entirety by replacing Chapter 27 with a new Chapter 27 (*Zoning*) regulating zoning in the Borough and adopting certain zoning procedures and regulations regarding the following Parts and subjects of Chapter 27: Part 1 (*General provisions including short title, purposes, scope, interpretation, conflict, uses not provided for, establishment of districts, development objectives & definitions*); Part 2 (*Residential Districts including R-1 Low Density Residential, R-2 High Density Residential, & R-C Residential/Commercial Mixed Use*); Part 3 (*C-N Commercial Neighborhood District*); Part 4 (*L-I Limited Industrial District*); Part 5 (*Supplementary Regulations including regulations regarding common provisions; supplementary use, design & performance; criteria for special exceptions, conditional uses & other selected uses; accessory uses; nonconforming uses; off-street loading & parking; signs; fences; & animals*); Part 6 (*Administration & government, permits, certificates of use & occupancy, fees, determinations, & amendments*); Part 7 (*Zoning hearing board, hearings, jurisdiction, parties appellant before the board, time limitations, stay of proceedings & appeals*); and Zoning Use Chart.

Section 2 amends the Borough's Zoning Map by deleting the existing Zoning Map in its entirety and replacing it with the Borough's new Zoning Map.

Section 3 is a standard savings and severability clause preserving all remaining portions of the ordinance if any portion is declared unconstitutional, illegal, or invalid.

Section 4 is a standard repealer clause that repeals all other contrary or inconsistent portions of Borough codes, ordinances, rules, and regulations.

Section 5 provides that except as specifically described in this Ordinance and the Zoning Map, all relevant codes, ordinances, regulations, and policies of the Borough shall remain in full force and effect as previously enacted and amended.

Section 6 provides the ordinance will be effective upon its being duly enacted.

The full text of this proposed ordinance and the new Borough Code Chapter 27 (*Zoning*), Zoning Uses Chart, and Zoning Map may be examined without charge [1] at the above Borough Council Chambers address; at the Lancaster Newspapers offices, 8 West King St., Lancaster, PA 17603; or at the Lancaster County Law Library in the Lancaster County Courthouse, 50 N. Duke St, Lancaster, PA 17602, during their respective normal business hours; or [2] on the internet at the Borough's website (<http://www.terrehillboro.com>). Should you need any special accommodations in order to attend this hearing and meeting, call the Borough Office (717-445-4581) no later than April 4, 2019.

**TERRE HILL BOROUGH COUNCIL**