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**TERRE HILL BOROUGH**  
LANCASTER COUNTY, PENNSYLVANIA

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**ORDINANCE NO. 2019 – \_\_\_\_\_**

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

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED** by the Borough Council of the Borough of Terre Hill (herein also “**Borough**”), Lancaster County, Pennsylvania, that the Code of Ordinances of the Borough of Terre Hill (herein also “**Code**”), Chapter 27 (*Zoning*) (herein also “**Zoning Ordinance**”) and the Borough’s Zoning Map are hereby amended as follows:

**Section 1. New Zoning Ordinance.** Code Chapter 27 (*Zoning*) is amended by deleting said Chapter in its entirety and replacing it with the following new Chapter 27 (*Zoning*) [including, without limitation, the Zoning Use Chart] that is attached hereto and incorporated herein.

**Section 2. New Zoning Map.** The Borough’s Zoning Map is amended by deleting said existing Zoning Map in its entirety and replacing it with the Borough’s new Zoning Map that is attached hereto and incorporated herein.

**Section 3. Severability.** If any article, part, section, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or zoning district boundary in this Ordinance or the Zoning Map, shall, for any reason, be declared to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance or the Zoning Map as a whole or any other remaining article, part, section, provision, regulation, limitation, restriction, sentence, clause, phrase, word, zoning district boundary, or remaining portion of this Ordinance or the Zoning Map. It is hereby declared to be the intent of Borough Council that this Ordinance or the Zoning Map, as the case maybe, would have been adopted had such illegal, unconstitutional, or invalid article, part, section, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or zoning district boundary not been included herein.

**Section 4. Repealer.** All other ordinances or parts thereof that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

**Section 5. Continuing Validity.** Except as specifically described in this Ordinance and the Zoning Map, all relevant codes, ordinances, regulations, and policies of the Borough shall remain

45 in full force and effect as previously enacted and amended.

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47 **Section 6. Effective Date.** This Ordinance shall become effective upon enactment.

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49 **ENACTED AND ORDAINED** on April 9, 2019 in lawful session duly assembled.

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51 **ATTEST:**

**BOROUGH OF TERRE HILL**  
Lancaster County, Pennsylvania

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55 **Valerie A. Gregory**  
56 *Borough Secretary*

By: \_\_\_\_\_  
**Robert Wenger**  
*Borough Council President*

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63 **APPROVED** on April 9, 2019 by

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66 [BOROUGH SEAL]

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**Robert R. Rissler**  
*Terre Hill Borough Mayor*

## CERTIFICATE

I, **Valerie A. Gregory**, the undersigned Secretary of the Borough of Terre Hill, Lancaster, Pennsylvania (herein "**Borough**") hereby certifies that:

the foregoing is a true and correct copy of an ordinance and Zoning Map of the Borough Council of the Borough;

such ordinance and Zoning Map was duly enacted after a hearing and by affirmative vote of a majority of the Borough Council at a concurrent meeting duly held on April 9, 2019, and was examined and approved by the Mayor;

such ordinance and Zoning Map has been duly recorded in the ordinance book of the Borough;

such ordinance and Zoning Map has been duly published as required by law; and

such ordinance and Zoning Map remains in effect, unaltered and unamended, as of the date of this Certificate.

I further hereby certify that the Borough Council met the advance notice and public comment requirements of, *inter alia*, the Pennsylvania *Sunshine Act*, 53 Pa.C.S. § 701 *et seq.*, as amended,

by advertising the date of said public hearing and meeting to adopt the ordinance and Zoning Map, which advertising was no less than seven days before the hearing and meeting to adopt said ordinance and Zoning Map;

by prominently posting notice of said hearing and meeting to adopt such ordinance and Zoning Map at the principal office of the Borough (or at the public building in which said meeting was held); and

by providing a reasonable opportunity for public comment at said hearing and meeting prior to enacting such ordinance and the Zoning map.

IN WITNESS WHEREOF, I attest my hand and affix the official seal of the Borough of Terre Hill, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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**Valerie A. Gregory**  
*Borough Secretary*

[BOROUGH SEAL]