

BOROUGH OF EDINBORO
ERIE COUNTY, PENNSYLVANIA

ORDINANCE NO. 624

AN ORDINANCE OF THE HOME RULE BOROUGH OF EDINBORO, ERIE COUNTY, PENNSYLVANIA, AMENDING THE BOROUGH ZONING MAP AND APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED ALONG WEST PLUM STREET, ERIE COUNTY TAX PARCEL NUMBER 11-002-023.0-010.00, FROM A R-3 (RESIDENTIAL) DISTRICT TO A C-2 (COMMERCIAL) DISTRICT, AND THE REZONING OF CERTAIN PROPERTY LOCATED ALONG WATERFORD STREET, ERIE COUNTY TAX PARCEL NUMBER 11-010-046.0-015.00, FROM A R-1 (RESIDENTIAL) DISTRICT TO A C-2 (COMMERCIAL) DISTRICT, PURSUANT TO THE BOROUGH OF EDINBORO ZONING ORDINANCE; PROVIDING FOR RATIFICATION, SEVERABILITY, A REPEALER, DIRECTIONS TO THE BOROUGH MANAGER AND FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Edinboro Borough Ordinance No. 585, adopted on or about September 12, 2011, the Borough of Edinboro (the "Borough") Borough Council codified its Ordinances, including Ordinance No. 457, adopted on or about January 31, 1994, and amended from time to time, known as the Zoning Ordinance of the Borough of Edinboro (the "Zoning Ordinance"); and

WHEREAS, the Borough Council has determined to rezone certain property located along West Plum Street, more fully described as 408 West Plum Street, Erie County Tax Parcel Number: 11-002-023.0-010.00, from R-3 (Residential) District to a C-2 (Commercial) District (the "West Plum Parcel"), and to rezone certain property located along Waterford Street, more fully described as 220 Waterford Street, Erie County Tax Parcel Number: 11-010-046.0-.015.00, from R-1 (Residential) District to a C-2 (Commercial) District (the "Waterford Street Parcel"); and

WHEREAS, upon holding a duly advertising public hearing held on June 13, 2022 to discuss the West Plum Parcel rezoning, and a duly advertised public hearing held on July 9, 2018 to discuss the Waterford Street Parcel, the Borough does hereby desire to rezone both parcels and to amend the Borough zoning map in accordance therewith.

NOW, THEREFORE, this 11th day of July, 2022, the Edinboro Borough Council hereby ordains and enacts the following:

Section 1. **Amendment.**

The Edinboro Borough Zoning Map, as referenced and set forth in Section 301 of Zoning Ordinance of the Borough of Edinboro is hereby amended and revised with respect to the West Plum Parcel, known and identified as 408 West Plum Street, Erie County Tax Parcel Number: 11-002-023.0-010.00, by changing and amending said property's zoning district and zoning designation from the R-2 (Residential) District to the C-2 (Commercial) District, and with respect to the Waterford Street Parcel, known and identified as 220 Waterford Street, Erie County Tax Parcel Number: 11-010-046.0-.015.00, by changing and amending said property's zoning district and zoning designation from R-1 (Residential) District to a C-2 (Commercial) District.

Section 2. **Severability**

The provisions of this ordinance are severable. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 3. **Repealer**

Any ordinances, rules or resolutions, or parts of ordinances, rules, or resolutions, in conflict herewith shall be, and the same are hereby repealed.

Section 4. **Ratification**

In all other respects, the Zoning Ordinance, and the zoning map associated therewith are hereby confirmed and ratified.

Section 5. **Directions to Borough Manager.**

The Borough Manager is hereby directed to affix the Borough Seal upon this Ordinance, insert the date of enactment upon the same, record the ordinance in the Borough Ordinance Book and take all such actions as are required by the Home Rule Charter of the Borough and to amend the Borough Code as may be necessary.

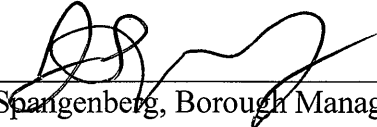
Section 6. **Effective Date.**

This Ordinance shall be effective on the tenth (10th) day following the enactment of this Ordinance, as indicated below.

ORDAINED AND ENACTED by the BOROUGH COUNCIL OF THE HOME RULE
BOROUGH OF EDINBORO on the date first indicated above.

ATTEST:

BOROUGH OF EDINBORO




Jason Spangenberg, Borough Manager



Aaron Gast, Mayor

CERTIFICATION

I hereby certify that the above is a true copy of the Borough of Edinboro Ordinance No. 624 adopted by a roll call vote signifying the majority vote of the members present of the Borough Council of the Borough of Edinboro on July 11, 2022, the same being advertised in the Meadville Tribune and recorded in the Borough Ordinance Book.



Secretary