

AN ORDINANCE OF THE BOROUGH OF MANSFIELD, TIOGA COUNTY, PENNSYLVANIA, TO AMEND THE CODE OF THE BOROUGH OF MANSFIELD, CHAPTER 162 "ZONING", ARTICLE III, "ESTABLISHMENT AND DESIGNATION OF DISTRICTS"; SECTION 162-8 "ZONING MAP" (162 ATTACHMENT 1) BY REVISING THE IDENTIFIED AREA OF LAND (BLUE AREA) AS DELINEATED ON EXHIBIT "A" ATTACHED HERETO ENTITLED "EXISTING ZONING" FROM ITS CURRENT ZONING DESIGNATION AS BOTH R2 AND C1 TO BECOME B2 AS DEPICTED ON EXHIBIT "B" ATTACHED HERETO ENTITLED "REVISED ZONING" THE AREA TO BE RE-ZONED IS MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT OR ALONG MORRIS AVENUE, SAID POINT BEING THE NORTHEAST CORNER HEREOF AND THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF GARY R. AND JOANNE LYNN BUTTERS LIVING TRUST; THENCE WESTERLY ALONG SAID BUTTERS LIVING TRUST TO A POINT AT OR NEAR THE CENTERLINE OF MEADOW STREET; THENCE NORTH ALONG THE CENTERLINE OF MEADOW STREET AND THE EASTERN BOUNDARY OF WILLIAM WALDMAN AND MARCIA WALDMAN, HIS WIFE, TO A POINT SAID POINT BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF PAUL G. FUHRMAN AND GWEN S. FUHRMAN, HIS WIFE, AND THE NORTHEAST CORNER OF SAID WALDMAN; THENCE WESTERLY ALONG THE COMMON BOUNDARY LINE OF SAID WALDMAN AND FUHRMAN TO A POINT SAID POINT BEING IN THE EASTERN BOUNDARY LINE OF THE MANSFIELD FLOOD PROTECTION LEVEE SYSTEM AS IDENTIFIED BY U.S. ARMY CORPS OF ENGINEERS; THENCE SOUTH ALONG THE EASTERN BOUNDARY LINE OF SAID MANSFIELD FLOOD PROTECTION LEVEE SYSTEM TO A POINT AT OR NEAR THE CENTER OF WEST WELLSBORO STREET (U.S. ROUTE 6); THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF WEST WELLSBORO STREET (U.S. ROUTE 6) TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF SAID BUTTERS LIVING TRUST; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID BUTTERS LIVING TRUST TO A POINT AT OR NEAR THE CENTERLINE OF MORRIS AVENUE; THENCE ALONG THE CENTERLINE OF MORRIS AVENUE TO THE POINT AND PLACE OF BEGINNING

BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Mansfield, Tioga County, Pennsylvania, as follows:

Section 1. Chapter 162 "Zoning", Article III "Establishment and Designation of Districts", Section 162-8 "Zoning Map" (162



Attachment 1) of the Code of the Borough of Mansfield establishes the location of boundaries of zoning districts within the Borough as shown on "162 Attachment 1". Said zoning map is hereby amended by revising the identified area of land (Blue Area) as delineated on Exhibit "A" attached hereto entitled "Existing Zoning" from its current zoning designation as both R2 and C1 to become B2 as depicted on Exhibit "B" attached hereto entitled "Revised Zoning" the area to be re-zoned is more accurately bounded and described as follows: beginning at a point at or along Morris Avenue, said point being the Northeast corner hereof and the Southeast corner of lands now or formerly of Gary R. and Joanne Lynn Butters Living Trust; thence Westerly along said Butters Living Trust to a point at or near the centerline of Meadow Street; thence North along the centerline of Meadow Street and the Eastern boundary of William Waldman and Marcia Waldman, his wife to a point said point being the Southeast corner of lands now or formerly of Paul G. Fuhrman and Gwen S. Fuhrman, his wife, and the Northeast corner of said Waldman; thence Westerly along the common boundary line of said Waldman and Fuhrman to a point said point being in the Eastern boundary line of the Mansfield Flood Protection Levee System; thence South along the Eastern boundary line of said Mansfield Flood Protection Levee System to a point at or near the center of West Wellsboro Street (U.S. Route 6); thence Easterly along the Northern boundary of West Wellsboro Street (U.S. Route 6) to the Southwest corner of lands now or formerly of said Butters Living Trust; thence along the Western boundary line of said Butters Living Trust to a point at or near the centerline of Morris Avenue; thence along the centerline of Morris Avenue to the point and place of beginning

Section 2. In all other respects, the Zoning Ordinance of the Borough of Mansfield shall remain as heretofore enacted, ordained and amended, which said Chapter 162, Article III, Section 162-8, as amended, is hereby re-enacted in its entirety herein.

### Section 3. Severability

The provisions of this Ordinance are severable. If any sentence, clause, or section of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid it shall not affect or impair any of the remaining provisions, sentences, clauses, or sections of this Ordinance. It is hereby declared to be the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, or section had not been included herein. Any Ordinance or any part of any Ordinances, conflicting, with the provisions



of this Ordinance, be and the same is hereby repealed, so far as the same affects this Ordinance.

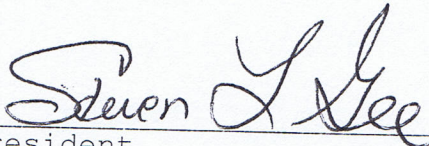
Section 4. Effective Date

This Ordinance shall become effective five (5) days from the date of its adoption.

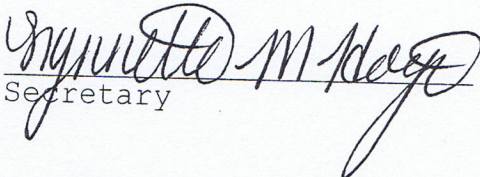
**ORDAINED AND ENACTED** this 10th day of April, 2013.

MANSFIELD BOROUGH COUNCIL

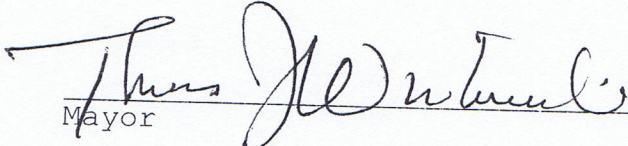
By:

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

**APPROVED** this 10th day of April, 2013.

  
\_\_\_\_\_  
Mayor



# Existing Zoning



Area to be Rezoned



EXHIBIT "A"



Mansfield, PA  
Parcels Proposed For Rezoning  
April 2013

3-05  
Tioga  
River



3-00.00-000.-USACE.

Rt 6

23-06D00-001

23-0 APP-008

Legend

-  USACE Boundary
-  Parcels To Be Rezoned



0 100

200

400 Feet



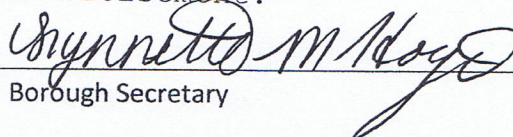
**RESOLUTION**  
**#2013-6**

**AUTHORIZING THE BOROUGH COUNCIL OF THE BOROUGH OF  
MANSFIELD TO ADOPT A ZONING ORDINANCE AMENDMENT**

**WHEREAS**, the Borough of Mansfield, Tioga County, Pennsylvania, has the authority to amend the Code of the Borough of Mansfield; and

**WHEREAS**, the Borough of Mansfield is desirous of amending the Code of the Borough of Mansfield, Tioga County, Pennsylvania, Chapter 162 "Zoning", Article III "Establishment and Designation of Districts", Section 162-8 "Zoning Map" (162 Attachment 1) by revising the identified area of land (Blue Area) as delineated on Exhibit "A" attached hereto entitled "Existing Zoning" from its current zoning designation as both R2 and C1 to become B2 as depicted on Exhibit "B" attached hereto entitled "Revised Zoning" the area to be re-zoned is more accurately bounded and described as follows: beginning at a point at or along Morris Avenue, said point being the Northeast corner hereof and the Southeast corner of lands now or formerly of Gary R. and Joanne Lynn Butters Living Trust; thence Westerly along said Butters Living Trust to a point at or near the centerline of Meadow Street; thence North along the centerline of Meadow Street and the Eastern boundary of William Waldman and Marcia Waldman, his wife, to a point said point being the Southeast corner of lands now or formerly of Paul G. Fuhrman and Gwen S. Fuhrman, his wife, and the Northeast corner of said Waldman; thence Westerly along the common boundary line of said Waldman and Fuhrman to a point said point being in the Eastern boundary line of the Mansfield Flood Protection Levee System as identified by U. S. Army Corps of Engineers; thence South along the Eastern boundary line of said Mansfield Flood Protection Levee System to a point at or near the center of West Wellsboro Street (U.S. Route 6); thence Easterly along the Northern boundary of West Wellsboro Street (U.S. Route 6) to the Southwest corner of lands now or formerly of said Butters Living Trust; thence along the Western boundary line of said Butters Living Trust to a point at or near the centerline of Morris Avenue; thence along the centerline of Morris Avenue to the point and place of beginning.

**NOW THEREFORE, BE IT RESOLVED** that upon motion approved by the Mansfield Borough Council on April 10, 2013, the Borough of Mansfield has elected to amend the Mansfield Borough Zoning Ordinance to include the aforementioned changes. A copy of the proposed ordinance is attached hereto and incorporated herein by reference. Said Ordinance shall be adopted after Notice of Public Hearing and Notice of Advertisement.

  
Borough Secretary