

ORDINANCE NO. 479 OF 2017

**AN ORDINANCE OF MANSFIELD BOROUGH, TIOGA COUNTY, PENNSYLVANIA, AMENDING THE BOROUGH ZONING ORDINANCE AND MAP TO EXPAND THE CENTRAL BUSINESS DISTRICT TO EXTEND TO SOUTH ACADEMY STREET, ABUT BOTH THE EAST AND WEST SIDES OF SOUTH MAIN STREET FROM EAST WELLSBORO STREET TO EAST MAIN STREET, EXTEND TO PROSPECT CEMETERY, AND EXTEND TO PROSPECT STREET.**

**NOW THEREFORE,** be it enacted and ordained by the Borough of Mansfield, Tioga County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

**SECTION 1:** The Borough Zoning Map and Section 201, Definition Of Terms, is hereby amended to omit the current definition of Central Business District at paragraph 26 for the purpose of expanding the Central Business District, and therefore inserting the following new definition of Central Business District: shall be composed of those properties within the Borough which: (a) abut either the North or South side of East Wellsboro Street (a/k/a Route 6) from Main Street to the West side of Academy Street; (b) abut either the North or South side of West Wellsboro Street (a/k/a Route 6) from Main Street to the Tioga River Bridge; (c) abut either the East or West side of North Main Street (a/k/a Business 15) from East and West Wellsboro Street to the South side of Prospect Street; and (d) abut the East or West side of South Main Street (a/k/a Business 15) from East and West Wellsboro Streets (a/k/a Business 15) to and including the O1 Zoning District.

**SECTION 2:** Furthermore, Section 305, Designation of Districts, is hereby amended regarding the Highway Business Zone (B-3), to add Special Zone Restrictions for the Central Business District such that under the section entitled Special Zone Restrictions the following will apply to the Central Business District:

MINIMUM LOT AREA: 5,000 square feet  
MINIMUM LOT WIDTH: 50 feet  
MINIMUM FRONT YARD: 10 feet  
MINIMUM SIDE YARD: 5 feet  
MINIMUM REAR YARD: 5 feet  
MAXIMUM HEIGHT: 40 feet  
MAXIMUM COVERAGE: 70%  
STORIES: 3



**SECTION 3:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are severable.

**SECTION 4:** If any sentence, clause, section or part of this Ordinance is found to be unconstitutional, illegal or invalid for any reason such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses or sections or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof, not been included herein.

**SECTION 5:** This Ordinance shall become effective five (5) days after enactment.

Adopted and enacted by the Borough Council on this 10<sup>th</sup> day of May, 2017.

**MANSFIELD BOROUGH COUNCIL**

Signed:

Heath Morgan  
Council President

(SEAL)

ATTEST:

Gwyneth M. Day  
Secretary

THIS ORDINANCE HAS BEEN REVIEWED AND APPROVED BY THE MANSFIELD  
BOROUGH MAYOR ON THE 10<sup>th</sup> DAY OF May, 2017.

Thomas J. Wiske  
Mayor

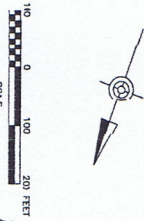


# ZONING INFORMATION:

ZONING DISTRICT - B3 (HIGHWAY BUSINESS)

Minimum lot size = 10,000 square feet  
 Minimum lot width = 100 feet  
 Minimum lot depth = N/A  
 Minimum front yard = 25 feet  
 Minimum side yard = 10 feet  
 Minimum rear yard = 10 feet  
 Maximum building height = 40 feet (3 stories)  
 The site is not to be 100-year floodplain  
 Maximum impervious coverage 70%

NOTE: LOTS 2 AND 3 WILL  
 ACCESS DORETT HEIGHTS  
 VIA ACCESS (ASEMENT) ON LOT 1.



**WETLAND AREAS LEGEND**  
 [Hatched pattern] EXISTING WETLANDS  
 [Cross-hatched pattern] TO BE DISTURBED  
 [Solid black] FOR LOT DEVELOPMENT  
 [Dotted pattern] EXISTING WETLANDS  
 TO REMAIN UNDISTURBED

I am, hereby, acknowledging that I am the representative of the land shown on this plan and understand the subdivision by this plan as shown.

Other \_\_\_\_\_ Date \_\_\_\_\_

These plans have been reviewed by the Borough of Mansfield Planning Commission.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

These plans have been approved by Mansfield Borough Council.

Council President \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

**REVISED SUBDIVISION PLAN I-99 BUSINESS PARK  
 FOR  
 BETTERMENT ORGANIZATION OF MANSFIELD  
 BOROUGH OF MANSFIELD, TIOGA COUNTY, PENNSYLVANIA**

BETTERMENT ORG. OF MANSFIELD  
 51-B-8-15  
 MANSFIELD, PENNSYLVANIA 16803

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DATE	ISSUE / REVISIONS
2/04/08	Review Lot Nos. 2 and 10
3/19/08	REVISED SUBDIVISION
5/19/08	COMMENTS
5/19/08	ISSUE / REVISIONS

These plans were prepared by the author and are not to be used for any other purpose without the written consent of the author. The author assumes no responsibility for any errors or omissions in these plans. The author warrants that the plans are a true and accurate representation of the land shown on this plan and that the plans are in accordance with the laws and regulations of the Commonwealth of Pennsylvania. The author warrants that the plans are in accordance with the laws and regulations of the Commonwealth of Pennsylvania. The author warrants that the plans are in accordance with the laws and regulations of the Commonwealth of Pennsylvania.