

ORDINANCE NO. 494 OF 2020

AN ORDINANCE OF MANSFIELD BOROUGH, TIOGA COUNTY, PENNSYLVANIA, AMENDING THE BOROUGH ZONING MAP TO EXPAND THE COMMUNITY BUSINESS ZONE (B-2) TO INCLUDE AN EXISTING LOT OF RECORD IN THE MEDIUM-DENSITY RESIDENTIAL/TWO FAMILY DWELLING DISTRICT (R-2) ON THE WEST SIDE OF SAINT JAMES 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 is hereby amended to change a portion of the existing R-2 District (Medium-Density Residential/Two Family Dwelling) to B-2 District (Community Business Zone) on the west side of Saint James Street, being a lot occupied by the Episcopal Church Rectory, as depicted on the attached Zoning Map, entitled "Attachment 1". More specifically, this is an expansion of the existing B-2 District to encompass the 0.05 acre (approximate) lot situate at 18 Saint James Street, having Tax Parcel Identification Number 23-06C00-015. There shall be no other change to the remaining lots of record within this District that are currently zoned R-2.

SECTION 2: 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 3: 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 4: This Ordinance shall become effective five (5) days after enactment.

Adopted and enacted by the Borough Council on this 12 day of August, 2020.

MANSFIELD BOROUGH COUNCIL

Signed: Robert Strubels
Council President

(SEAL)

ATTEST:

Casandra Jones
Secretary

THIS ORDINANCE HAS BEEN REVIEWED AND APPROVED BY THE MANSFIELD BOROUGH MAYOR ON THE 12 DAY OF August, 2020.

[Signature]
Mayor