

LEGAL NOTICE

Take notice that the Council of Montrose Borough, Susquehanna County, Pennsylvania, will hold a public hearing and meeting on the 7 day of August, 2023, at 6:00 p.m. at the Borough Building, 89 Cherry Street, Montrose, Pennsylvania, to inform, obtain public comment, consider, and if appropriate enact an Ordinance Amending the Zoning Ordinance, summarized as follows:

The Amendment modifies the Schedule of Uses as follows:

- A. Schedule of Uses R-1, Residential is amended to remove Group Homes from the Principal Permitted Uses category.
- B. Schedule of Uses R-1, Residential is amended to remove Assisted Living Facilities and Nursing Homes from the Conditional Uses category.
- C. Schedule of Uses X-1 Office, Institutional, Professional District is amended to remove Clinics and Nursing Homes in the Principal Permitted Uses category.
- D. Schedule of Uses X-1 Office, Institutional, Professional District is amended to remove Assisted Living Facilities and Multi-Family Dwellings in the Conditional Uses category.
- E. Schedule of Uses C-1 Commercial District is amended to remove Assisted Living Facilities, Clinics, Health Facilities, Nursing Homes, Personal Care Homes in the Principal Permitted Uses category.
- F. Schedule of Uses C-1 Commercial District is amended to remove Group Homes – Institutional, Group Quarters, Homeless Shelters, Multi-Family Dwellings in the Conditional Uses category.
- G. Schedule of Uses X-1 Office, Institutional, Professional District is amended to add the following to the Principal Permitted Uses category:
 - 1. Bakeries, retail;
 - 2. Restaurants, traditional;
 - 3. Restaurants, outdoor;
 - 4. Restaurants, take out; and
 - 5. Retail businesses.

The Ordinance repeals ordinances inconsistent with the terms of the Amendment and provides that it will be effective five (5) days after enactment.

Copies of proposed Zoning Ordinance Amendment are available for inspection at the Borough Building, at the offices of the Susquehanna County Independent and the Susquehanna County Law Library during normal business hours.