

AMENDMENT TO ZONING ORDINANCE  
FOR MONTROSE BOROUGH,  
SUSQUEHANNA COUNTY, PENNSYLVANIA

ORDINANCE NO: **2018-02**

BACKGROUND

WHEREAS, the Council of Montrose Borough has determined that advancement of the arts fosters the development of nonresidential uses in residential neighborhoods; and

WHEREAS, the Council of Montrose Borough has determined that amending the Borough of Montrose Zoning Ordinance, as amended (hereinafter "Zoning Ordinance"), to allow the existence of art studios in residential neighborhoods will foster higher quality residential neighborhoods for the betterment of Montrose Borough residents; and

WHEREAS, in furtherance of the above-stated purpose, the Council of Montrose Borough has elected to amend the Zoning Ordinance to accomplish more fully the purpose of the Zoning Ordinance and the community development objectives stated at §112-102 of the Zoning Ordinance and in particular, will:

1. Accommodate reasonable overall community opportunities for development of a variety of nonresidential uses in residential neighborhoods.
2. Conserve and promote the public health, safety and general welfare of present and future inhabitants.
3. Sustain a high quality of neighborhoods and to protect individual property values.
4. Preserve the historic and aesthetic character of Montrose, while controlling and regulating its orderly growth, development and maintenance; and.

WHEREAS, the Council of Montrose Borough is authorized to amend the Zoning Ordinance from time to time pursuant to §112-1015 of the Zoning Ordinance and by §609 of the Pennsylvania Municipalities Planning Code (53 PS §10609); and

**NOW, THEREFORE**, be it enacted and ordained that the Zoning Ordinance for the Borough of Montrose is hereby amended as follows:

SECTION 1

Schedule of Uses R-1 Residential District is amended to include art studios to the Conditional Uses category.

SECTION 2

Section 112-515(F)(1)(d) – Number of spaces to be provided, and the table within said Section at subsection G(4), are amended to revise and restate that the “Use” shall include art studios, and shall hereinafter read as follows: “Libraries and museums, social, fraternal clubs and lodges, and art studios; and similar uses”. The parking spaces required for the aforesaid “Use” shall remain unchanged.

SECTION 3

Repealer. All Ordinances or parts of Ordinances which are inconsistent with the terms hereof are hereby repealed.

SECTION 4

Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part other than that part specifically declared invalid.

SECTION 5

Effective Date. This Ordinance shall become effective five (5) days after enactment.

Enacted and ordained this 16<sup>th</sup> day of July, 2018.

Attest:

Lillian T. Senko  
Lillian T. Senko, Secretary  
Montrose Borough

By: Sean T. Granahan  
Sean T. Granahan, Council President  
Montrose Borough

Read and approved by me this 16<sup>th</sup> day of July, 2018.

By: Thomas LaMont  
Thomas LaMont, Mayor  
Montrose Borough