

**BOROUGH OF MONTROSE**  
SUSQUEHANNA COUNTY, PENNSYLVANIA

**ORDINANCE NO. 2015-01**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF MONTROSE, SUSQUEHANNA COUNTY, PENNSYLVANIA, TO INCREASE THE SIZE OF HOME OCCUPATION SIGNS AND ALLOW CERTAIN SETBACK REDUCTIONS FOR DECKS.

BE IT HEREBY ORDAINED AND ENACTED by the Borough Council of the Borough of Montrose, Susquehanna County, Pennsylvania, by the authority of and pursuant to the provisions of Act of July 31, 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, as reenacted and amended, known and cited as the *Pennsylvania Municipalities Planning Code*; that the Borough of Montrose Zoning Map of December 17, 2012, is hereby amended as follows:

**ITEM 1 - Amend §112.504.B related to Home Occupations to read as follows:**

B. The only external evidence of the home occupation shall be a sign not exceeding six (6) square feet in area.

**ITEM 2 - Amend §112-501.C(3) related to projections into yards to read as follows:**

(3) Patios and decks may be located in the required side and rear yards not closer than seven (7) feet to any adjacent property line and may project into front yards up to ten (10) feet.

**ITEM 3 - Amend §112.514.K(2) related to performance standards to read as follows:**

(2) All soil erosion and sedimentation controls shall meet the specifications of the Susquehanna County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control.

**SEVERABILITY**

Should any section, subsection, clause, provision or other portion of this Ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance; the Borough Council having adopted this Ordinance as if such invalid portions had not been included therein.

**EFFECTIVE DATE**

This Ordinance shall become effective immediately upon adoption.

**ADOPTION**

ORDINANCE ORDAINED AND ENACTED this 17<sup>th</sup> day of August, 2015, by the Borough Council of the Borough of Montrose, Susquehanna County, Pennsylvania, to be effective immediately.

BOROUGH OF MONTROSE

By: \_\_\_\_\_

Thomas LaMont, Council President

ATTEST: \_\_\_\_\_

Lillian Senko, Borough Secretary

APPROVED this 17 day of August, 2015

By: \_\_\_\_\_

John Wilson, Mayor