

ORDINANCE 94-2

AN ORDINANCE AMENDMENT TO THE HOP BOTTOM ZONING MAP, ZONING ORDINANCE ARTICLES #3 AND #4, ESTABLISHMENT OF ZONING DISTRICTS OF THE ZONING ORDINANCE 1980-1 OF THE FOLLOWING MCLAUD PROPERTY PARCEL NO. 222.14-1,2 FROM COMMERCIAL TO LIGHT INDUSTRIAL.

WHEREAS, the Borough Council of the Hop Bottom Borough, Susquehanna County, Pennsylvania, (the "Council") has enacted such amendment and procedures provided for in Act 247 of 1968, as amended.

NOW, THEREFORE, the Council of Hop Bottom, Susquehanna County, Pennsylvania, do hereby ordain and enact the following amendment:

Article 3 - Establishment of Zoning Districts

Section 3.100, Naming of Zoning Districts, shall be amended to add L-1 Light Industrial.

Section 3.200, Zoning Map, shall be amended to update said map to the date of this ordinance, and to change parcel No. 222.14-1,2, which lies in the Borough of Hop Bottom from their current designation of C-1 to the new designation of L-1.

Article 4 - Basic District Regulations

Schedule I, shall be amended to add column "L-1" after that currently designated "I-1", and row "4-A. Light Industrial" after that currently designated "4. General Industrial". The new column shall be marked with an "x" in the row for light commercial, with an "x" in the row for light industrial, with an "x" in the row for customary accessory uses, and with an "0" in the row for appropriate public uses.

Schedule II, shall be amended to add column "L-1" after the column currently designated "I-1", which will contain the same criteria as in said column "I-1".

Section 4.300, Use Classes, shall be amended to add "Use Class 4-A. Light Industrial" after that currently designated "Use Class 4. General Industrial". The working of Use Class 4-A shall be as follows:

Includes beverage bottling or canning, bakery and confectionery products, building of fiberglass and wooden boats, carpentry, cabinets, furniture, electrical electronics, jewelry, clocks, pottery, and crafts.

RESTRICTIONS

The following Restrictions shall apply to all property:

- a) Outside storage areas shall comply with the minimum screening and buffer requirements for the primary use. All materials or wastes which might cause fumes or dust of which constitute a fire hazard or which may be edible or attract rodents or insects shall be stored outside only in closed containers.
- b) No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground except as permitted by State or Federal Regulations. Tanks or drums of fuel directly connecting with heating devices or appliances located on the same premises as the tanks or drums of fuel are excluded from this provision.
- c) No toxic wastes or any storage materials that give off toxic fumes. Solid waste is prohibited.
- d) No Adult Book Store shall be allowed within Hop Bottom Borough limits.

LEGISLATIVE INTENT

It is the intent of the Borough Council in enacting these restrictions that they be read with the Pennsylvania Department of Environmental Resources regulations and Pennsylvania laws, and/or Federal laws or regulations, on hazardous and toxic waste for the proper maintenance of peace, good government, and welfare of the Hop Bottom borough Community.

ENACTED AND ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HOP BOTTOM THIS 10TH DAY OF MARCH, 1994.

BOROUGH OF HOP BOTTOM

Lance M. Benedict

 MAYOR

Carlene M. Zablotzky

 COUNCIL PRESIDENT

ATTEST

Lerna Isaac

 BOROUGH SECRETARY