

ORDINANCE NO. 2003-5

AN ORDINANCE AMENDING ARTICLES VI, VII AND VIII OF THE BOROUGH OF NORTHUMBERLAND CODE PERTAINING TO ZONING, ENACTED MARCH 13, 1971 AND AS AMENDED MAY 7, 1991 AND SUBSEQUENTLY THEREAFTER, TO PERMIT THE CONVERSION OF SINGLE FAMILY RESIDENTIAL DWELLINGS TO MULTI-FAMILY RESIDENTIAL DWELLINGS OR CONSTRUCTION OF MULTI-FAMILY DWELLING UNITS IN THE HIGHWAY COMMERCIAL (HC) AND HIGH DENSITY RESIDENTIAL (R-3) DISTRICTS ONLY

WHEREAS, the Borough desires to limit the promulgation of multi family residential dwellings to certain specified districts for safety and practical reasons;

WHEREAS, the Borough has determined that the districts best suited for inclusion of multi-family residential dwelling units are the Highway Commercial (HC) and High Density Residential (R3) Districts; and

WHEREAS, the Borough desires to amend Articles VI, VII and VIII of the Borough Code pertaining to Zoning to permit the conversion of single family residential dwelling units to multi-family residential dwelling units and for the construction of multi-family residential dwelling units in the Highway Commercial (HC) and High Density Residential (R3) Districts only.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Council of the Borough of Northumberland, Northumberland County, Pennsylvania, and it is hereby enacted and ordained by the council of same, as follows:

Section One: Article VI, R-2 Residential Districts, Section 6.02-Permitted Uses, is hereby amended by deleting subsection D and eliminating conversion apartment buildings as a permitted use by special exception in said district. The remaining subsections shall be renumbered accordingly.

Section Two: Article VII, R-3 Residential Districts, Section 7.02, Permitted Uses, is hereby amended to provide the following subparagraph under subsection "D:, Special exceptions, as follows:

"Conversion apartment dwellings, subject to the limitations of minimum lot and habitable floor (Section 13.09) and parking (Section 6.04) requirements.

Section Three: Article VIII, HC-Highway/Commercial Districts, Section 8.02, Permitted Uses, is hereby amended to provide the following subparagraph under subsection "E", special exceptions, as follows:

"5. Conversion apartment dwellings, subject to the limitations of minimum lot and habitable floor (Section 13.09) and parking (Section 6.04) requirements.

Section Four: Any provision of the Northumberland Borough Zoning Ordinance which is in conflict with the above amendment is hereby repealed.

ENACTED AND ORDAINED into an Ordinance this 5th day of November, 2003.

ATTEST:

BOROUGH OF NORTHUMBERLAND

Secretary

BY: _____
President of Council

Approved this 5th day of November, 2003.

Mayor