

ORDINANCE 2011-10

**DOWNINGTOWN BOROUGH
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE BOROUGH OF DOWNINGTOWN, CHESTER COUNTY, PENNSYLVANIA AMENDING THE BOROUGH ZONING MAP TO RE-ZONE CERTAIN LISTED PROPERTIES FROM R-4 (SINGLE FAMILY/TWO-FAMILY/MULTIFAMILY RESIDENTIAL DISTRICT); FROM C-2 (CENTRAL COMMERCIAL DISTRICT); FROM R/C (INFILL DEVELOPMENT DISTRICT); AND FROM I-1 (LIMITED INDUSTRIAL DISTRICT); TO THE C-1 DISTRICT (GENERAL COMMERCIAL DISTRICT) AND TO AMEND THE BOROUGH ZONING CODE AT CHAPTER 287, ARTICLE III ACCORDINGLY.

AND NOW, this ____ day of _____, 2011, it is hereby Enacted and Ordained by the Borough Council of the Borough of Downingtown, Chester County, Pennsylvania, that:

Section 1. Chapter 287, “Zoning,” of the Downingtown Borough Code at Article III, §287-8, “establishment of District; Zoning Map” is hereby amended by adding a Subsection E. as indicated by the black line interlineations below, with the underlined interlineations indicating insertions of language:

E. Zoning Map Amendment. The Zoning Map and Zoning Overlay Maps are hereby amended as of the date of the effective date of Ordinance 2011-10 to re-zone the properties as indicated in Exhibit A (Map) and Exhibit B (Property List) from R-4 (Single Family/Two-Family/Multifamily Residential District); from C-2 (Central Commercial District); from R/C (Infill Development District); and from I-1(Limited Industrial District); to the C-1 District (General Commercial District). The zoning district boundary changes to the Zoning Map and Zoning Overlay Map as to the indicated parcels or tracts in Exhibit A and B, fully incorporated herein by reference, is hereby approved.

Section 2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of Borough Council that this Ordinance would have been adopted had such

unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 3. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

Section 4. This Ordinance shall become effective as provided by law and Borough Ordinance.

Section 5. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the Downingtown Borough Code and to bring the Ordinance into conformity with the Downingtown Borough Code.

PASSED by Borough Council this ___ day of _____, 2011.

By: _____
James M. Bruton
President, Borough Council

APPROVED by the Mayor, this ___ day of _____, 2011.

By: _____
Josh Maxwell, Mayor

ENACTED this ___ day of _____, 2011.

By: _____
Stephen T. Sullins, Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the ___ day of _____, 2011.

By: _____
Stephen T. Sullins, Borough Manager/Secretary

