

**JACOBUS BOROUGH
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2010-1

**AN ORDINANCE OF THE BOROUGH OF JACOBUS, YORK
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27
“ZONING” OF THE CODE OF ORDINANCES OF THE
BOROUGH OF JACOBUS, TO REVISE THE REQUIREMENT
OF A CERTIFICATE OF USE, TO AMEND THE PROVISIONS
REGARDING CLEAR SIGHT PERMITS AND TO AMEND THE
ZONING MAP OF THE BOROUGH OF JACOBUS.**

WHEREAS, the Borough Council of Jacobus Borough, York County, Pennsylvania, has proposed certain amendments to Chapter 27, “Zoning” of the Code of Ordinances of Jacobus Borough, including an amendment to the Zoning Map; and

WHEREAS, the Borough Council of Jacobus Borough has held a public hearing pursuant to public notice on July 6, 2010 to receive public comments concerning the proposed amendments to Chapter 27 and the Zoning Map; and

WHEREAS, the Borough Council of Jacobus Borough deems it necessary, appropriate and in the best interests of the health, safety and welfare of the citizens of the Borough of Jacobus to amend Chapter 27 “Zoning” of the Code of Ordinances of the Borough of Jacobus, including the amendment of the Zoning Map.

NOW, THEREFORE, BE IT SO ENACTED AND ORDAINED, and it is hereby enacted and ordained by and through the authority of the Borough Council of Jacobus Borough, York County, Pennsylvania, as follows:

Section 1. Section 103.A.3.a of Chapter 27 is hereby amended to read as follows:

- a. It shall be unlawful to establish any new or replacement non-residential use or business establishment as a principal or accessory use until a certificate of use for such building, establishment or use has been issued by the Zoning Officer. Every such use shall be required to have a certificate of use re-issued every five (5) years thereafter, for as long as such use is in existence. As a part of re-issuance of the certificate of use, the property owner or business owner shall

apply for the re-issuance of such certificate of use, the Zoning Officer shall be required to inspect the property where such use occurs to determine continued compliance with this zoning ordinance and the Code of Ordinances of the Borough of Jacobus. A Certificate of Occupancy may also be required pursuant to the Borough Construction Code.

Section 2. The second sentence of Section 803.C of Chapter 27, entitled "Sight Clearance at Intersections" shall be amended to read as follows:

. . . Within this triangle, no visual obstructions shall be allowed from ground level to a height of ten (10) feet above ground level, except for utility posts; municipal, state or traffic sign or signal posts and the trunks of canopy trees.

Section 3. The Zoning Map of the Borough of Jacobus is hereby amended to change the zoning classification of the United States Post Office property, 2 Smith Street, and identified as York County Tax Parcel No. 72-000-02-0075.A0-00000, as shown on Exhibit "A" hereto, from Two-Family Residential (R-2) to Neighborhood Commercial (C-N).

Section 4. All other ordinances or parts thereof which are inconsistent herewith are repealed to the extent of such inconsistency.

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

ENACTED AND ORDAINED by the Borough Council of the Borough of Jacobus at a duly convened meeting, this 4th day of August, 2010.

ATTEST:

JACOBUS BOROUGH COUNCIL

Cynthia M. Ferree
Cynthia M. Ferree, Secretary

By: Brian K. Dell
Brian K. Dell, President

APPROVED this 4th day of August, 2010.

Gregory B. Gruendler
Gregory B. Gruendler, Mayor



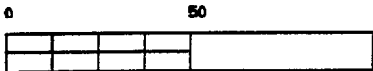


County of York
Assessment Office

Date: April 06, 2010



Scale 1" = 50'



THIS DATA DOES NOT REPRESENT ACTUAL FIELD SURVEY

EXHIBIT "A"