

**BOROUGH OF HARMONY
Butler County, Pennsylvania**

ORDINANCE NO. 375

AN ORDINANCE AMENDING CHAPTER 27, PART 1, ZONING, OF THE CODE OF ORDINANCES OF THE BOROUGH OF HARMONY, BUTLER COUNTY, PENNSYLVANIA, TO DEFINE AND REGULATE THE USE OF PARKING AREAS/LOTS AND STORAGE AREAS/LOTS, AND TO CHANGE THE USE OF RETAIL SALES OR SERVICE BUSINESSES FROM A SPECIAL EXCEPTION TO A PERMITTED USE WITHIN THE C-2 COMMERCIAL ZONING DISTRICT OF THE BOROUGH OF HARMONY, BUTLER COUNTY, PENNSYLVANIA.

BE IT ORDAINED AND ENACTED by the Borough of Harmony, Butler County, Pennsylvania, and it is hereby ordained and enacted by the authority of same as follows:

SECTION 1. Addition of Zoning Regulations to define and regulate the use of parking areas/lots and storage areas/lots.

(a) Chapter 27, Part I "Zoning", Section 27-105 "Definitions" of the Code of Ordinances of the Borough of Harmony is hereby amended to also include the following definitions:

"...

(105(a)) **PARKING AREA / LOT:** An open area for individuals to temporarily leave their vehicles while participating in other activities.

...

(136(a)) **STORAGE AREA / LOT:** An open area for individuals / businesses to leave vehicles or other materials until they are consumed, transformed, or repaired.

..."

(b) Chapter 27, Part I "Zoning", Section 27-112 "I Industrial" of the Code of Ordinances of the Borough of Harmony is hereby amended to also include the following:

"SECTION 27-112. I Industrial

A. Permitted Principal Uses (See also Special Controls, Section 115, Subsection I):

...

19. Storage Area / Lot."

SECTION 2. Addition of Zoning Regulations to change the use of retail sales or service businesses from a special exception to a permitted use within the C-2 commercial zoning district.

Chapter 27, Part I "Zoning", Section 27-111 "C-2 Commercial" of the Code of Ordinances of the Borough of Harmony is hereby amended as follows:

"SECTION 27-111. C-2 Commercial

A. Permitted Principal Uses:

...

19. Any other retail sales or service business conducted entirely indoors except for incidental displays, and occupying a maximum of ten thousand (10,000) square feet of street level floor space.

...

C. Special Exceptions:

...

~~5. Any other retail sales or service business conducted entirely indoors except for incidental displays, and occupying a maximum of ten thousand (10,000) square feet of street level floor space.~~

..."

SECTION 3. Repealer. All ordinances or parts of ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.


SECTION 4: Effective Date. This Ordinance shall become effective thirty-one (31)

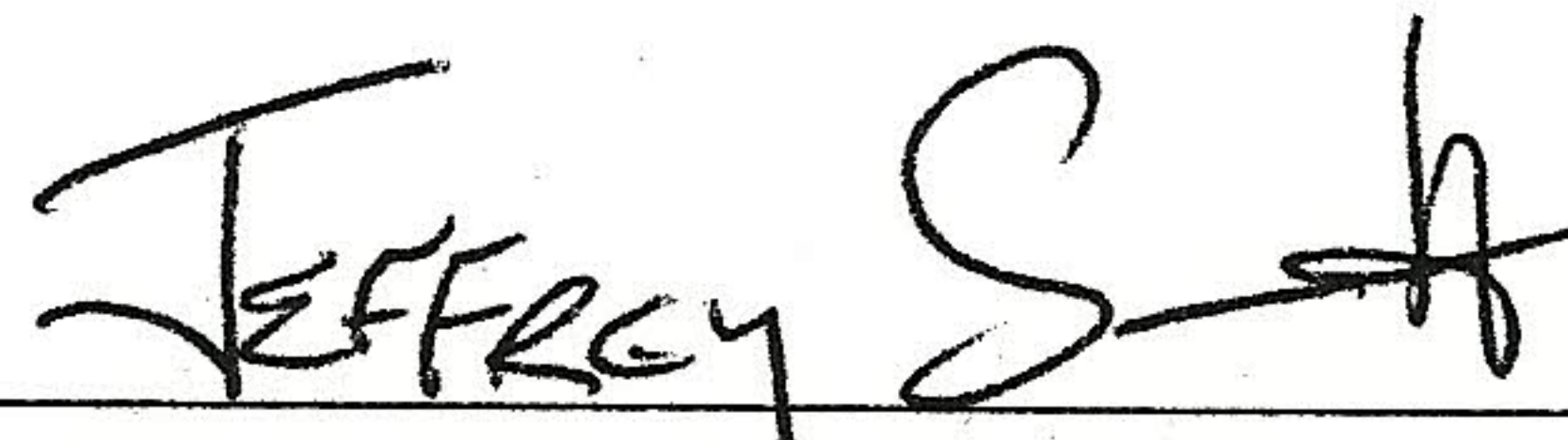
days from enactment.

ORDAINED AND ENACTED this 5th day of June, 2007.

BOROUGH OF HARMONY

ATTEST:


Secretary

By: 
President of Council