

#2025-377

ORDINANCE NO.

**AN ORDINANCE OF THE BOROUGH OF MIDDLEBURG, SNYDER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, PART 16, SUBSECTIONS 27-1602 AND 27-1607 – ZONING - OF THE MIDDLEBURG BOROUGH CODE TO ALLOW DISTILLING, RECTIFYING, BLENDING, BREWING, PROCESSING, AND PACKAGING OF LIQUORS, MALT LIQUORS, WINES AND BRANDY WITHIN THE BOROUGH IN THE COMMERCIAL (C) AND NEIGHBORHOOD COMMERCIAL (NC) ZONES.**

**WHEREAS**, the Council of the Borough of Middleburg is empowered by the Pennsylvania Borough Code, to pass ordinances necessary for the proper management, care and control of the Borough and its finances and the maintenance of peace, good government, health and welfare of the Borough and its citizens, trade, commerce and manufacturers; and

**WHEREAS**, the Council of Middleburg Borough has proposed to amend Middleburg Borough Ordinance Chapter 27, Part 16, §27-1602 and §27-1607 to include the distilling, rectifying, blending, brewing, processing, and packaging of malt liquors, wines, and brandy in the Commercial (C) and Neighborhood Commercial (NC) zones:

**NOW, THEREFORE**, it is hereby ordained and enacted by the Council of the Borough of Middleburg as follows:

**Section 1. Chapter 27 ZONING, Part 16, §27-1602 and §27-1607 are amended as follows**

**Chapter 27, Part 16, §27-1602** [Ord. 206, 2/4/1985; as amended by Ord 207, 8/5/1985; by Ord 218, 7/21/1987; by Ord. 278 11/11/2003; and by Ord. 295, 11/8/2005] Table of Permitted Uses: Commercial - Retail Uses of the Middleburg Borough Code, shall state the following:

Distilling, rectifying, blending, brewing, processing, and packaging of malt liquors, wines, and brandy shall be added to the Use table and allowed in both the Commercial (C) and Neighborhood Commercial (NC) zones.

**Chapter 27, Part 16, §27-1607** [Ord. 206, 2/4/1985; as amended by Ord 295, 11/8/2005; and by Ord. 306, 3/11/2008] Table of Permitted Uses: Manufacturing and Industrial Uses of the Middleburg Borough Code, shall state the following:

Distilling, rectifying, blending, brewing, processing, and packaging of malt liquors, wines, and brandy shall be allowed in the Industrial (I), Commercial (C) and Neighborhood Commercial (NC) zones.

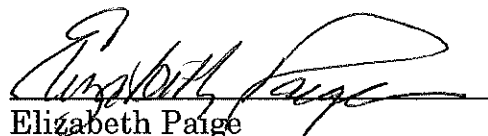
**Section 2.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance.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

**Section 3.** All ordinances or resolutions, or parts of ordinances or resolutions, which are inconsistent with this Ordinance, are hereby repealed to the extent of their inconsistency with the terms of this Ordinance. All other provisions of Middleburg Borough Code shall remain in full force and effect.


**Section 4.** This ordinance shall become effective five (5) days after adoption.

**DULY ENACTED AND ORDAINED** this 9th day of December 2025, by the Council of the Borough of Middleburg, Snyder County, Pennsylvania, in lawful session duly assembled, after receiving public comment thereon and following proper notice of its intent to consider adoption of this Ordinance.

ATTEST:

  
Elizabeth Paige  
Administrator/Secretary  
(Middleburg Borough Seal)

BOROUGH OF MIDDLEBURG:

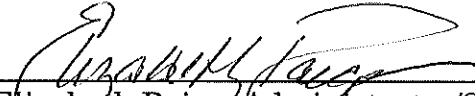
By:   
James Shull, President

APPROVED AS AN ORDINANCE OF THE BOROUGH OF MIDDLEBURG,  
SNYDER COUNTY, PENNSYLVANIA, THIS 9<sup>th</sup> DAY OF DECEMBER 2025.

  
Heidi Potter, Mayor

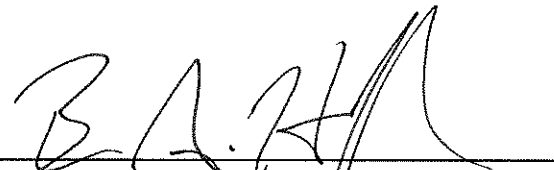
## CERTIFICATE OF ADOPTION

AND NOW, this 9th day of December 2025, I hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the Borough Council of the Borough of Middleburg, Snyder County, Pennsylvania, at a properly called and duly advertised meeting held on December 9, 2025 at which time a quorum was present.

  
Elizabeth Paige, Administrator/Secretary  
(Middleburg Borough Seal)

## CERTIFICATE OF PREPARATION

AND NOW, this 9th day of December 2025, I hereby certify that I prepared the foregoing Ordinance adopted by the Borough Council of the Borough of Middleburg, Snyder County, Pennsylvania, at a properly called and duly advertised meeting held on December 9, 2025.

  
Beau A. Hoffman, Solicitor