ORDINANCE NO. 2026 - 379

AN ORDINANCE OF THE BOROUGH OF MIDDLEBURG, SNYDER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 - ZONING, PART 2, SUBSECTION 27-202 – OFFICIAL ZONING ATLAS - OF THE MIDDLEBURG BOROUGH CODE TO ENLARGE THE COMMERCIAL (C) ZONE TO INCLUDE SNYDER COUNTY TAX PARCEL NUMBERS 10-03-237, 10-03-315L-T01, AND 10-03-315.

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 Zoning Ordinance §27-202 to enlarge the Commercial (C) zone to include Snyder County Tax Parcel Numbers 10-03-237, 10-03-315L-T01, and 10-03-315. This will promote the general welfare of the public and facilitate the orderly development of the Borough. The new Commercial (C) zone shall include the properties shown on Exhibit A which were previously zoned Industrial (I).

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

Section 1. Chapter 27 OFFICIAL ZONING ATLAS, Part 2, §27-202 is amended as follows:

Chapter 27, Part 2, §27-202 [Ord. 206, 2/4/1985; as amended by Ord 243, 2/27/1996] shall be amended to include Snyder County Tax Parcels 10-03-237, 10-03-315L-T01, and 10-03-315 in the Commercial (C) zone.

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or resolutions, or parts of ordinances or resolutions, which are inconsistent with this Ordinance, are hereby repealed to the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 14th day of July 2026, 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 14th DAY OF JULY 2026.

Heidi Potter, Mayor

CERTIFICATE OF ADOPTION

AND NOW, this 14th day of July 2026, 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 July 14, 2026 at which time a quorum was present.

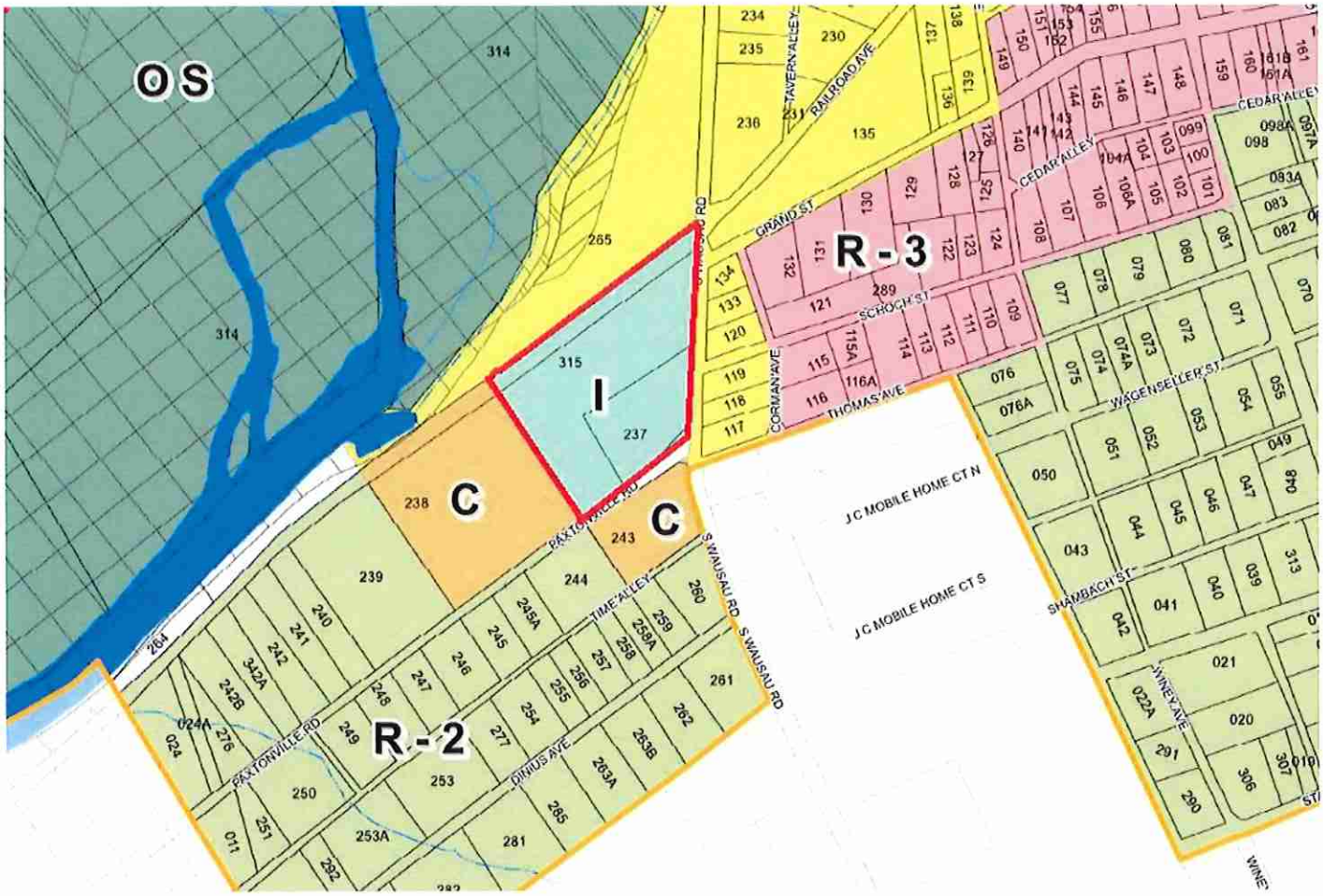
Elizabeth Paige, Administrator/Secretary
(Middleburg Borough Seal)

CERTIFICATE OF PREPARATION

AND NOW, this 14th day of July 2026, 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 July 14, 2026.

Beau A. Hoffman, Solicitor

EXHIBIT A


OS
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C
C
R - 3
R - 2
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315
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263B
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OLD 51
GRAND ST
CEDAR ALLEY
TAVERN ALLEY
RAILROAD AVE
SCHOCH ST
CORMAN AVE
THOMAS AVE
WAGENSELLER ST
SHAMBACH ST
JANNEY AVE
JG MOBILE HOME CT N
JG MOBILE HOME CT S
PAXTONVILLE RD
TIME ALLEY
S WAUSAU RD
DINUS AVE
WINE