ORDINANCE NO. 2026 -381

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 R-2 DISTRICT TO INCLUDE PORTIONS OF SNYDER COUNTY TAX PARCEL NUMBERS 10-03-284, 10-03-271, 10-03-274, AND 10-03-314.

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 R-2 District to include portions of Snyder County Tax Parcel Numbers 10-03-284, 10-03-271, 10-03-274, and 10-03-314. This will promote the general welfare of the public and facilitate the orderly development of the Borough. The new R-2 District shall include the portions of the properties shown on Exhibit A which were previously zoned Open Space (OS).

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 portions of Snyder County Tax Parcel Numbers 10-03-284, 10-03-271, 10-03-274, and 10-03-314 in the R-2 District.

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or resolutions, or parts of ordinances or resolutions, which are inconsistent with this Ordinance, are hereby repealed to the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

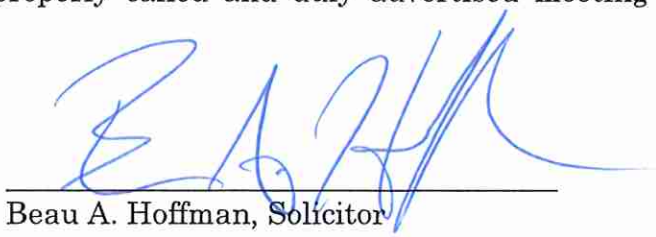
CERTIFICATE OF ADOPTION

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)

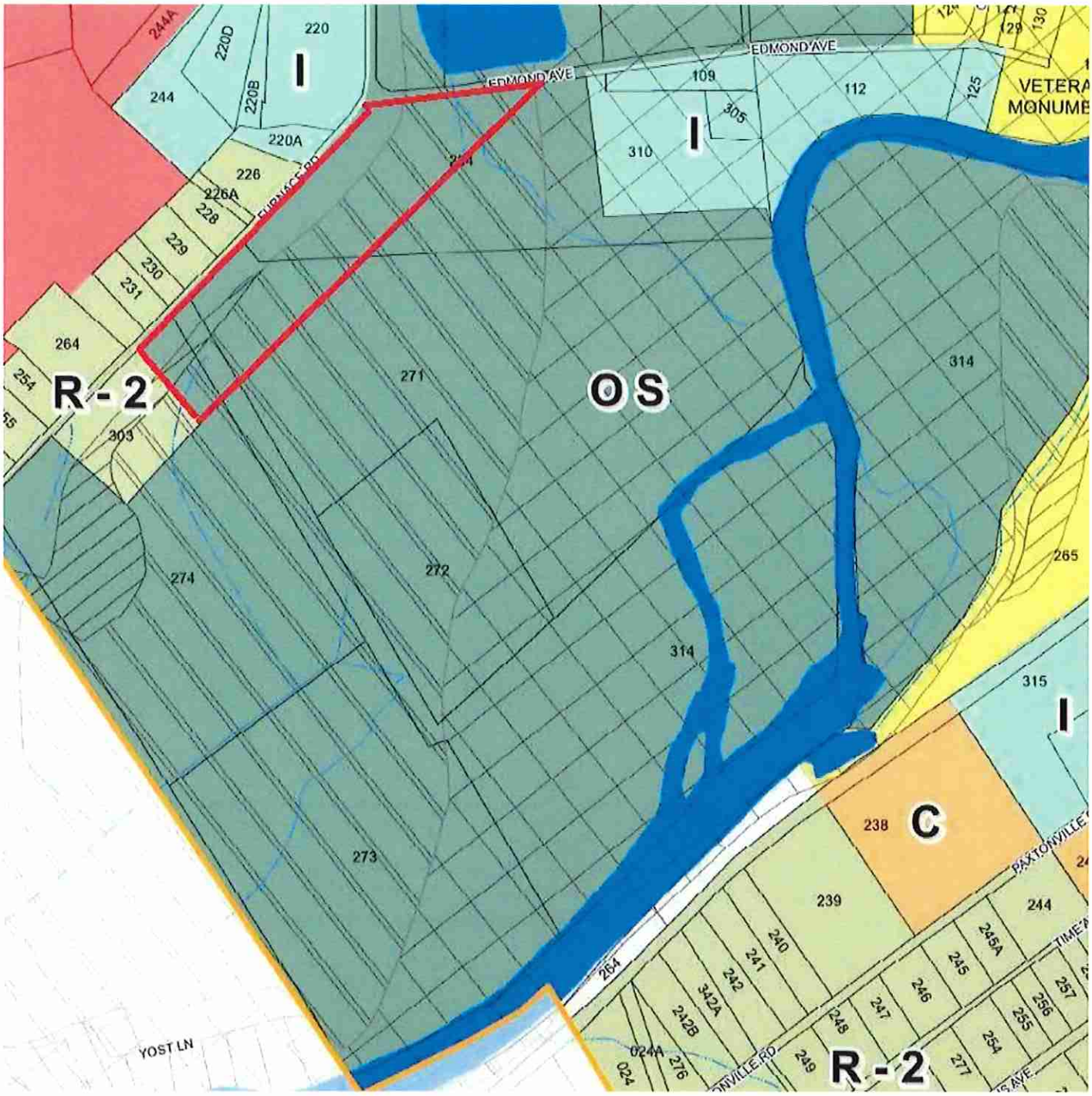
CERTIFICATE OF PREPARATION

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


244A
220D
220
I
244
220B
220A
226
226A
228
229
230
231
264
254
R - 2
303
271
OS
272
274
273
EDMOND AVE
EDMOND AVE
109
112
125
VETERA
MONUME
I
310
305
314
265
314
315
I
238
C
239
244
240
241
242
342A
242B
264
YOST LN
276
249
R - 2
277
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256
257
246
247
248
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245A
PAXTONVILLE