

**BOROUGH OF CANONSBURG
COUNTY OF WASHINGTON
COMMONWEALTH OF PENNSYLVANIA**

**AN ORDINANCE OF THE BOROUGH OF CANONSBURG CONCERNING
APPROVAL, ADOPTION AND ENACTMENT OF THE CANONSBURG BOROUGH
ZONING ORDINANCE OF 2021 AND ZONING MAP.**

WHEREAS, the Borough of Canonsburg is a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, including but not limited to the Borough Code; and

WHEREAS, the Borough of Canonsburg adopted a zoning ordinance in July of 2016; and

WHEREAS, in accordance with the Pennsylvania Municipalities Planning Code, the Borough of Canonsburg Planning Commission and staff prepared an update to the zoning ordinance; and

WHEREAS, the Borough of Canonsburg Planning Commission held a public meeting on the proposed zoning ordinance on June 24, 2021, and presented the updated zoning ordinance and map to the Borough of Canonsburg Council; and

WHEREAS, Borough of Canonsburg delivered the proposed zoning ordinance and map to the Washington County Planning Commission on [DATE] and no comments were received; and

WHEREAS, on [DATE], Borough of Canonsburg Council held a public hearing, pursuant to required public notice, concerning the proposed zoning ordinance update and no comments were received; and

WHEREAS, having made no amendments to the zoning ordinance and map proposed by the Planning Commission and staff, the Borough desires to adopt said proposed zoning ordinance and map.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Borough of Canonsburg that:

Section 1. Chapter 170 of the Code of Ordinances of the Borough of Canonsburg, entitled “Zoning” is hereby amended by deleting the existing text of such chapter in its entirety and substituting in lieu thereof the text of the Borough of Canonsburg Zoning Ordinance 2021, a copy of which is attached hereto as Exhibit “A” and incorporated herein.

Section 2. The Canonsburg Zoning Ordinance of 2021 and accompanying map are enacted and adopted under the authority of laws of the Commonwealth of Pennsylvania and shall take effect immediately upon final enactment and remain in effect hereafter until revised, amended or revoked by action of the Borough of Canonsburg Council.

Section 3. Borough officials, appointees and employees are authorized to take all action necessary to ensure implementation of and effect the purpose hereof.

Section 4. Any and all zoning ordinance, amendments and/or resolutions, or parts thereof, and zoning maps conflicting herewith are repealed insofar as the matters herein are affected.

Section 5. The provisions of this Ordinance are severable, and if any clause, sentence, subsection or section hereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgement or decision shall not affect, impair or invalidate the remainder but shall be confined in its operation and application to the clause, sentence, subsection or section rendered illegal, invalid or unconstitutional. It is hereby declared the intent of the Borough of Canonsburg Council that this ordinance would have been adopted if such, illegal, invalid or unconstitutional clause, sentence or section had not been included therein.

Section 6. This ordinance shall be effective immediately upon final enactment.

ORDAINED AND ENACTED into law this _____ day of _____, 2021.

ATTEST:

BOROUGH OF CANONSBURG

Denise, Lesnock, Borough Manager

By: _____
Richard T. Bell, President of Council

David Rhome, Mayor