

*Chapter 93: Zoning*  
*Article IIIA: Zoning Map Amendment*

**ORDINANCE NUMBER 2013-06**

**CALLERY BOROUGH, BUTLER COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY REZONING CERTAIN PARCELS LOCATED ALONG THE MARS-EVANS CITY ROAD IN THE VICINITY OF THE INTERSECTION WITH CENTER STREET FROM RESIDENTIAL TO COMMERCIAL.

**WHEREAS**, in 1992, Callery Borough adopted a Zoning Ordinance, Ordinance No. 87, to promote the public health, safety, and general welfare, to conserve and stabilize property values, and to facilitate economic provision of streets, utilities and other public services;

**WHEREAS**, Callery Borough has received a request to rezone certain parcels, located at 1324 and 1328 Mars-Evans City Road, Tax Map Parcel Numbers 350-S2-2A, 350-S2-2B, and 350-S2-2C, from Residential to Commercial;

**WHEREAS**, Callery Borough council has prepared an amendment revising the Borough's Zoning Map, adopted as part of the Zoning Ordinance of 1992, as revised, in order to rezone the parcels;

**WHEREAS**, the Butler County Planning Commission has reviewed the proposed zoning map amendment;

**WHEREAS**, notice of the proposed zoning map amendment was published in the Butler Eagle, a newspaper of general circulation in Callery Borough on November 18, 2013, and November 25, 2013;

**WHEREAS**, on December 2, 2013, Callery Borough council held a public hearing to receive public comment concerning the proposed zoning map amendment; and

**WHEREAS**, Callery Borough council deems it necessary and appropriate to revise the Borough's Zoning Map to rezone the parcels to make the zoning along the Mars-Evans City Road more consistent with commercial development that has occurred in the area.

**NOW, THEREFORE IT IS HEREBY ENACTED AND ORDAINED**, that the Code of the Borough of Callery, Chapter 93, Zoning, is hereby amended by revising the official zoning map of Callery Borough to show parcels 350-S2-2A, 350-S2-2B, and 350-S2-2C, in the Butler County Tax Assessment records, as being located in the Commercial Zone District. A copy of the amendment to the official zoning map is attached hereto as Exhibit "A" and incorporated herein.

**EFFECTIVE DATE.** This Ordinance shall become effective five (5) days after adoption.

93-3A-1

x

**DULY ENACTED AND ORDAINED**, by Callery Borough Council in lawful session duly assembled this 2<sup>nd</sup> day of December 2013.

ATTEST:

Alice A. Wake  
Borough Secretary

(SEAL)

**CALLERY BOROUGH**

By: Duane Serra  
Duane Serra  
Council President

**APPROVED:**

By: Ed Ashley  
Ed Ashley  
Mayor

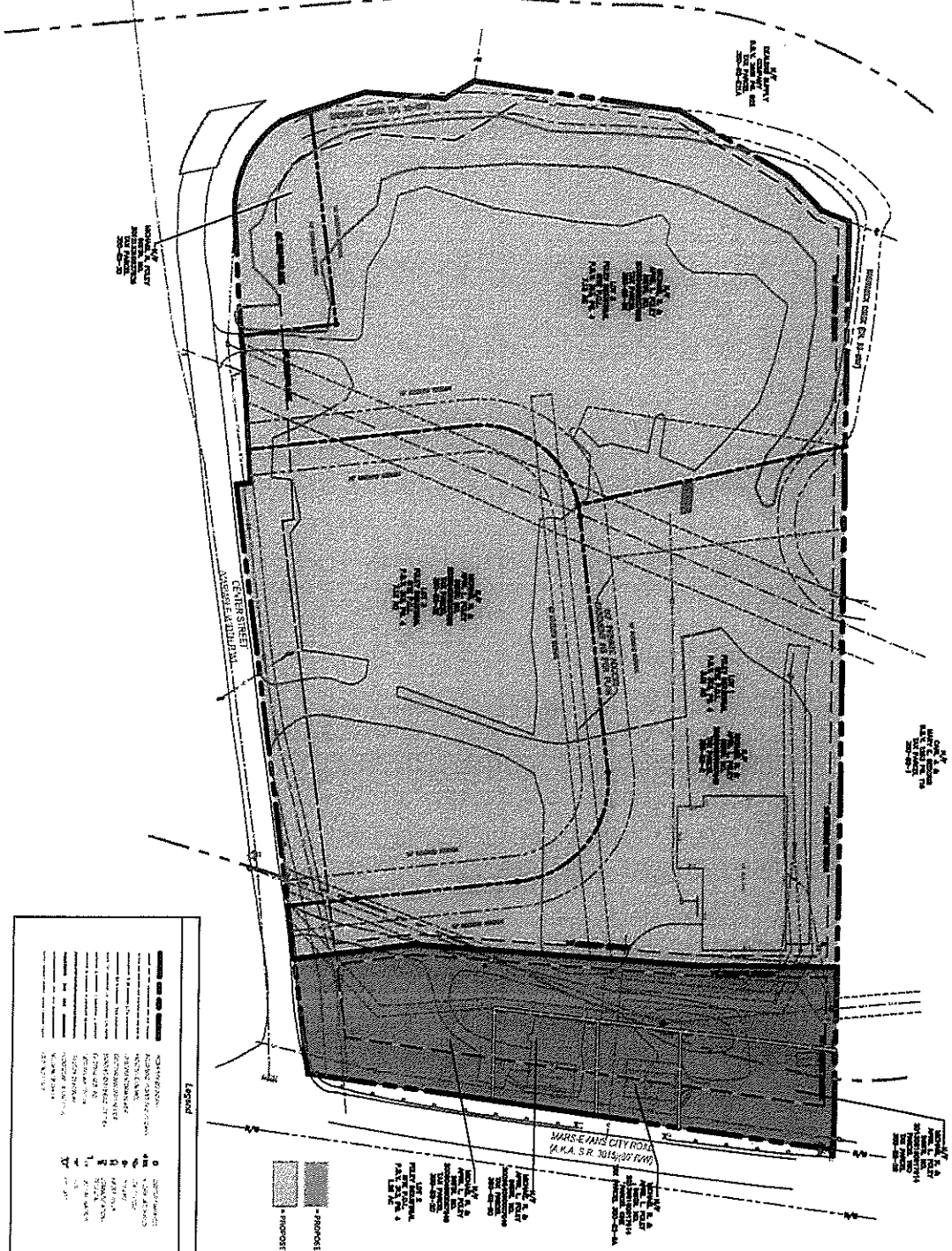
Date: 12-2-13

I hereby certify that the foregoing Ordinance was advertised in the Butler Eagle, a newspaper of general circulation in the Borough, on November 18, 2013, and November 25, 2013, and was duly enacted and approved as set forth above at a public hearing held by Borough Council on December 2, 2013.

Alice A. Wake  
Borough Secretary



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**Legend**

◻ (Patterned)	PROPOSED COMMERCIAL IMPROVEMENT
◻ (Patterned)	PROPOSED INDUSTRIAL IMPROVEMENT
◻ (Patterned)	EXISTING INDUSTRIAL IMPROVEMENT
◻ (Patterned)	EXISTING COMMERCIAL IMPROVEMENT
◻ (Patterned)	EXISTING RESIDENTIAL IMPROVEMENT
◻ (Patterned)	EXISTING UTILITIES
◻ (Patterned)	EXISTING DRIVEWAYS
◻ (Patterned)	EXISTING CURBS
◻ (Patterned)	EXISTING SIDEWALKS
◻ (Patterned)	EXISTING DRIVEWAYS
◻ (Patterned)	EXISTING UTILITIES
◻ (Patterned)	EXISTING DRIVEWAYS
◻ (Patterned)	EXISTING CURBS
◻ (Patterned)	EXISTING SIDEWALKS

 Drawing Scale: 1" = 50' Proposed by: <b>PVE Shafter</b> Prepared for: <b>Foley Escarping</b> 1918 S. W. 10th Street Iron, PA 15106		<b>811</b> Penn State Harrisburg College of Architecture 100 University Drive Harrisburg, PA 17112
		DATE ISSUED: 10/1/13 DATE DESIGNED: 10/1/13
		DRAWING NO.: C-100 PROJECT NO.: 160915
		SHEET NO.: 1 OF 1 DRAWING NO.: C-100

93-2A-3