

**BOROUGH OF LIGONIER
WESTMORELAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 559

**AN ORDINANCE TO AMEND THE BOROUGH OF LIGONIER
ZONING ORDINANCE TO ALLOW
SURFACE PARKING LOTS AS A CONDITIONAL USE
IN THE C-2 – GENERAL COMMERCIAL ZONING DISTRICT**

WHEREAS, the Borough of Ligonier has previously enacted a comprehensive Zoning Ordinance; and

WHEREAS, pursuant to the provisions of said Zoning Ordinance, at Section 2009-1200(a)(4), the owner of land may submit a petition for an amendment to the Zoning Ordinance; and

WHEREAS, the Ligonier Valley Young Men's Christian Association of Pennsylvania, Inc., a non-profit corporation, is the owner of certain properties situate in the Borough of Ligonier identified as follows:

- A. Tax Map Parcel No. 16-01-15-0-163 as the same has been acquired by a deed of record in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania as Instrument No. 201205230021427; and
- B. Tax Map Parcel No. 16-01-15-0-164 as the same has been acquired by a deed of record in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania as Instrument No. 201205230021426.

WHEREAS, said property owner has now made application to the Borough of Ligonier for an amendment to the Zoning Ordinance requesting the permitted placement of Surface Parking Lots in the C-2 – General Commercial Zoning District as a conditional use; and

WHEREAS, the Ligonier Borough Planning Commission has reviewed the application and referred to Council without a recommendation for or against the proposed zoning amendment.

NOW, THEREFORE, BE IT ORDAINED and it is hereby ordained and enacted by the Council of the Borough of Ligonier, Westmoreland County, Pennsylvania, in accordance with the appropriate acts of assembly as follows:

SECTION ONE. Following the adoption hereof, the provisions of Section 2009-305, Land Uses, of the Ligonier Borough Zoning Ordinance shall be amended as follows:

Table I, Land Use Table, Subsection B, Non-Residential Uses, line 61 setting forth permitted placements of “Parking Lot, Surface” shall be amended to permit such use as a Conditional Use in the C-2 – General Commercial Zoning District.

SECTION TWO. The provisions of Section 2009-754 of the Zoning Ordinance shall hereafter apply as the conditional use standards for a “Parking Lot, Surface” in the C-2 – General Commercial Zoning District.


SECTION THREE. Any provision of the Borough of Ligonier Zoning Ordinance not specifically repealed herein shall be deemed continuing and shall remain in full force and effect.

SECTION FOUR. In the event any piece or portion of the within ordinance shall be deemed by any court of competent jurisdiction to be illegal, unconstitutional or unenforceable, such declaration shall not affect the remaining portions hereof which shall remain in full force and effect.

SECTION FIVE. The provisions of the within ordinance shall be effective thirty (30) days from the adoption hereof.

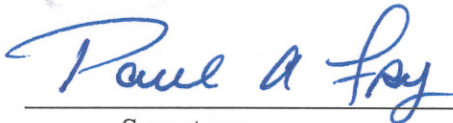
ORDAINED AND ENACTED by the Council of the Borough of Ligonier,
Westmoreland County, Pennsylvania at a public meeting duly assembled this 14 day of _____
November 2013.

COUNCIL OF THE
BOROUGH OF LIGONIER

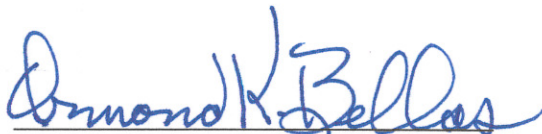
By 
President



ATTEST:


Secretary
(Seal of the Borough)

CONSENTING:


Mayor