

ORDINANCE NO. 242

AN ORDINANCE OF THE BOROUGH OF MILLHEIM, CENTRE COUNTY, PENNSYLVANIA, AMENDING ARTICLE II, SECTION 7, ARTICLE III SECTION 8 AND ARTICLE III, SECTION 11 OF THE MILLHEIM BOROUGH ZONING ORDINANCE, AND ELIMINATING FROM THE OFFICIAL MAP THAT PORTION OF WALTER STREET EXTENSION LOCATED BETWEEN THE BARBARA (HOUSER) KERSTETTER PROPERTY AND THE EASTERN BOUNDARY LINE OF THE BOROUGH OF MILLHEIM.

BE IT ENACTED AND ORDAINED by authority of the Borough of Millheim, Centre County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION ONE:

Article II, Section 7, Definitions. The definition of Neighborhood Retail Business is hereby amended to read as follows: Retail Stores, Shops, or Establishments engaged in selling goods and merchandise to the general public for personal household use and rendering services incidental to the sale of such goods

SECTION TWO:

Article II, Section 7, Definitions. The reference to Retail Business and its definition on Page 22 of the Millheim Borough Zoning Ordinance is hereby deleted.

SECTION THREE:

Article III, Section 8(B), Conservation/Agricultural District is hereby amended to establish setbacks of 20 feet for the front setback, 10 feet for the side setback and 20 feet for the rear setback.

SECTION FOUR:

Article III, Section 8(B), Village (Mixed Use) District, is hereby amended to establish non-residential setbacks (with no minimum lot width) of 25 feet for the front setback, 25 feet for the side setback and 50 feet for the rear setback.

SECTION FIVE:

Article III, Section 11, Detail Design Standards (1) Green space requirements (e) is hereby amended by deleting in its entirety the second sentence which read “All green space shall be subject to a declaration of covenants, easements and restrictions in a form that is acceptable to the Borough Solicitor.”

SECTION SIX:

Article III, Section 11, Detail Design Standards (7), Building and Neighborhood Design is hereby amended by deleting the existing subparagraph (b) and replacing it with the following provision: (b) “With respect to non-residential buildings, blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Exterior walls in these locations shall have architectural treatments that are the same as the front facade, including consistent style, materials, fenestration and details.”

SECTION SEVEN:

Article III, Section 11, Detail Design Standards (9), Parking and Parking Lots (b) is hereby amended by deleting the existing subparagraph (b) and replacing it with the following provision: (b) “Parking lots shall be located to the rear or sides of buildings with the exception

of the Village-Mixed Use and Industrial Districts where parking shall be permitted in the front of buildings”.

SECTION EIGHT:

Article III, Section 11, Detail Design Standards (12), Other Requirements, is hereby amended to read as follows: “Lighting fixtures for retail and industrial uses shall contain full-cutoff luminaires and not exceed a pole or wall mounting height of 20 feet.”

SECTION NINE:

The Official Map of the Borough of Millheim is hereby amended to eliminate that portion of Walter Street Extension located between the Barbara (Houser) Kerstetter property and the eastern boundary line of the Borough of Millheim.

SECTION TEN:

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION ELEVEN:

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 Millheim Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION TWELVE:

This Ordinance shall become effective upon the date of its enactment.

Enacted and ordained as an Ordinance of the Borough of Millheim, Centre County,  
Pennsylvania, this 9<sup>th</sup> day of November, 2010.

ATTEST:

BOROUGH OF MILLHEIM

Sharon A. Heckeman  
Secretary

BY: Penn E. Auman  
President

Approved by the Mayor of the Borough of Millheim, this 9<sup>th</sup> day of November, 2010.

Joseph A. Snyder  
Mayor

# Millheim Borough

## Centre County

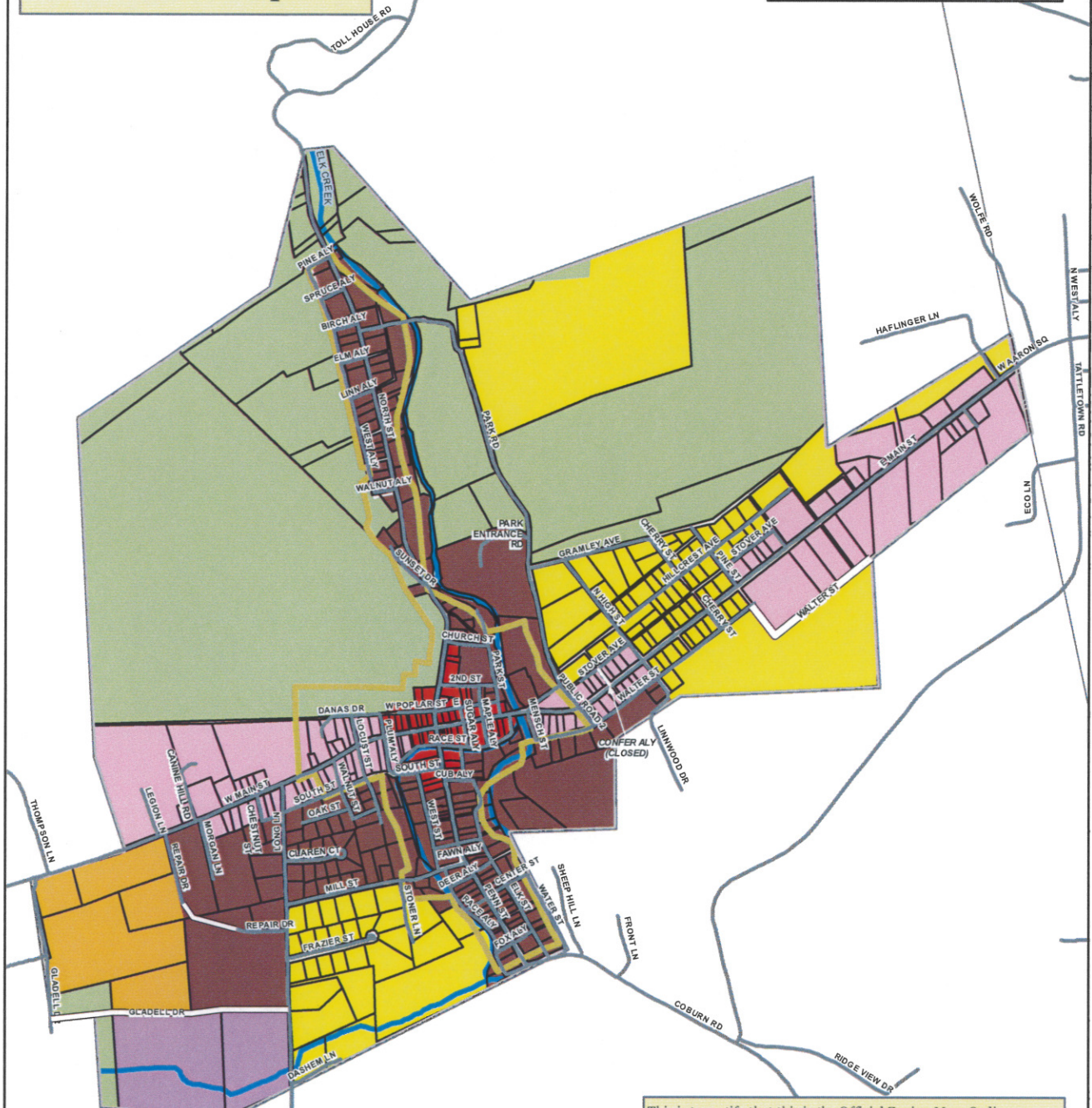
### Zoning Map and Official Map

#### Official Map Legend

- Recommended Streets ——— LABEL ———
- Streams ——— LABEL ———

Intent: The proposed roads on this map are shown for general location purposes only.

Note: Right-of-way of roads to be determined at the Planning, Subdivision or Land Development Stage.



#### Key to Zoning Districts

- Conservation/Agriculture
- Village Residential - Low Density
- Village Residential
- Village Residential - High Density
- Village - Mixed Use
- Central Business District
- Industrial
- Millheim Historic District Boundary



1,000 Feet

1 inch is approximately 1,000 feet

This is to certify that this is the Official Zoning Map, Ordinance 231, effective October 16, 2007 and the Official Map, Ordinance 238, effective April 14, 2009 of the Borough of Millheim, Centre County, Pennsylvania, amended as noted below:

ORDINANCE AMENDMENTS	
DATE	ORDINANCE #
11/9/10	242