

**BOROUGH OF MOUNT UNION
HUNTINGDON COUNTY, PENNSYLVANIA
ORDINANCE NUMBER 2020-1**

**AN ORDINANCE AMENDING THE MOUNT UNION
BOROUGH ZONING ORDINANCE AND THE
MOUNT UNION BOROUGH ZONING MAP**

THE MOUNT UNION BOROUGH ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

1. The Mount Union Zoning Map, as set forth in the attached amended Mount Union Zoning Ordinance map, pursuant to Section 301 of the Mount Union Zoning Ordinance, is amended as follows:
 - A. The area south of land owned by Mount Union Borough (Huntingdon County Tax Parcel Number 33-04-284), north of land now or formerly of Debra L. Goetz (Huntingdon County Tax Parcel Number 33-04-287.1, east of Moore Avenue and extending to the Borough line consisting of Huntingdon County Tax Parcel Numbers 33-04-285, 33-04-285.1, 33-04-285.2, 33-04-285.3, 33-04-285.4, 33-04-286, 33-04-287, 33-04-287.1 and 33-04-287.2 shall be changed from Open Space (OS) to Low Density Residential (R-1).
 - B. The area on the north side of East Water Street between North Division Street beginning with Huntingdon County Tax Parcel Number 31-05-14 and North Franklin Street consisting of Huntingdon Tax Parcel Numbers 31-05-14, 31-05-15, 31-05-16, 31-05-17, 31-05-18.1, 31-05-18.2, 31-05-19, 31-05-20 and 31-05-22 shall be changed from High Density Residential (R-3) to General Commercial (C-1).
 - C. The area on the western side of the Borough bordering Shirley Township and consisting of Huntingdon County Tax Parcel Numbers 32-03-68.2, 32-03-68.3 and the north and west portion of 32-03-68.1 shall be changed from General Industrial (I-1) to High Density Residential (R-3).
 - D. The area on the western side of the Borough bordering Shirley Township south of Huntingdon County Tax Parcel Number 32-03-268.1 and continuing to the southern end of the Borough and being comprised of Huntingdon County Tax Parcel Number 32-04-36 now or formerly owned Benny Howard Screws et al. shall be changed from General Industrial (I-1) to Open Space (OS).
2. Section 506 of the Mount Union Borough Zoning Ordinance shall be amended to read as follows:

The minimum front yard setback for all buildings constructed within the R-1, R-2, R-3 and General Commercial Districts shall be as prescribed in this Ordinance. If a building to be constructed is on the same side of the block as a building(s) already constructed with a smaller front yard setback, the front yard setback for the building to be constructed may be decreased to the match the building with the smallest front yard setback on the same side of the block as the building to be constructed.

This Ordinance shall be effective upon enactment.

ORDAINED AND ENACTED this 6th day of January, 2020, at a duly advertised public meeting of Council.

BOROUGH OF MOUNT UNION

By Mary V. Namatz
Council President

ATTEST:

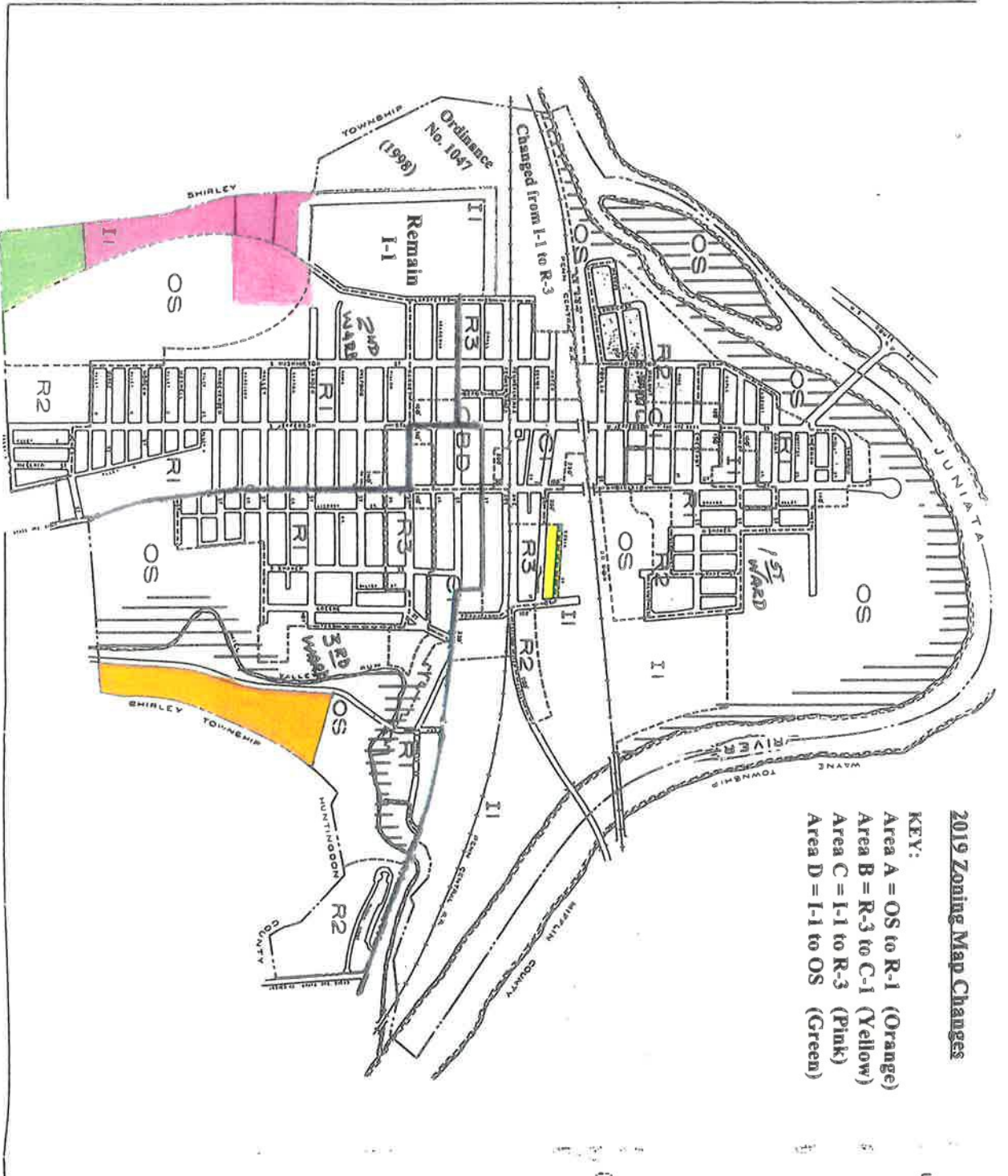
Cynthia J. Holt
Borough Secretary

Approved this 6th day of January, 2020

Greg Mallen
Mayor of Mount Union

2019 Zoning Map Changes

- KEY:**
- Area A = OS to R-1 (Orange)
 - Area B = R-3 to C-1 (Yellow)
 - Area C = I-1 to R-3 (Pink)
 - Area D = I-1 to OS (Green)



- LEGEND**
- R 1 LOW DENSITY RESIDENTIAL
 - R 2 MEDIUM DENSITY RESIDENTIAL
 - R 3 HIGH DENSITY RESIDENTIAL
 - C 1 GENERAL COMMERCIAL
 - CBD CENTRAL BUSINESS DISTRICT
 - I 1 GENERAL INDUSTRIAL
 - OS OPEN SPACE
 - ||| FLOOD PLAIN AREAS
 - ZONING DISTRICTS

ZONING MAP

BOROUGH OF MOUNT UNION
HUNTINGDON COUNTY
PENNSYLVANIA

APPROVED: RESOLUTION NO. 1078 - ORDINANCE NUMBER 843
 MODEL & FORNEY, SECRETARY
 ROBERT J. HOFFER, ASSISTANT

DECEMBER, 2018

SCALE IN FEET
 0 100 200 300 400

MULLEN & OBERGIAN ASSOCIATES INC
 PHILADELPHIA, PA.