

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONNEAUT LAKE, CRAWFORD COUNTY
ORDINANCE NO. 226 -2013

**AN ORDINANCE AMENDING THE PROVISIONS OF THE CONNEAUT LAKE
BOROUGH ZONING ORDINANCE REGARDING THE CONDITIONAL USES
IN R-2 GENERAL RESIDENTIAL DISTRICT.**

WHEREAS, the Conneaut Lake Borough Council has adopted an Ordinance known as the Conneaut Lake Borough Zoning Ordinance (Ordinance No. 218) which Ordinance was adopted September 14, 2011; and

WHEREAS, in an effort to add additional conditional uses in the R-2 General Residential District zones; and

WHEREAS, Council believes it to be in the best interest of the citizens and residents of the Borough of Conneaut Lake to add additional conditional uses in R-2 General Residential District zones.

NOW, THEREFORE, comes Conneaut Lake Borough Council and hereby ordains and enacts the following Ordinance amending the Conneaut Lake Borough Zoning Ordinance.

1. The following additional conditional uses are added to the Section 203.2 R-2 General Residential District provisions:

Conditional Uses
Offices – business, professional and service (206.22)
Retail and Service Businesses (206.23)
Catering, Banquets and Food Service (206.24)
Dances, Music Lessons, Recitals and Concerts (206.25)
Artisan and Craft Shops (206.26)
Lodges and Meetings (206.27)
Indoor Commercial Recreation (206.28)
Library (206.29)
Day Care Center (206.7)

2. The following additional provisions are added:

Section 206.22 Offices-Business, Professional and Service: Must be solely office in nature, fully contained within the building, meet all yard requirements and have at least six (6) off-street parking spaces on the lot.

Section 206.23 Retail and Service Businesses: Must be solely retail and service business in nature, fully contained within the building, meet all yard requirements and have at least 6 off-street parking spaces.

Section 206.24 Catering, Banquets and Food Service: Catering is for preparation and service of food products inside the building. Banquets are for the preparation and service of food inside the building to organizations including but not limited to businesses, organizations, school groups, governmental groups dinner theater, chambers of commerce, community groups, weddings, showers and anniversary celebrations.

Section 206.25 Dances, Music Lessons, Recitals and Concerts: These activities must be contained within the building and reasonable efforts must be made to minimize the noise perceptible outside the building.

Section 206.26 Artisan and Craft Shops: Should be for the creation, display and retail sale of locally or regionally produced artwork, craft work such as paintings, drawings, photographs, jewelry, clothing, yarn, etc.

Section 206.27 Lodges and Meetings: The premises are intended to be used as a community center for the gathering of the citizens of Conneaut Lake Borough and their neighbors and friends including but not limited to various community, civic, fraternal and beneficial organizations such as Rotary, Quota, Elks, Eagles, Moose, VFW, American Legion, Historical Society, Red Hats, Lions, Booster Clubs, etc. as either their lodge or a meeting location.

Section 206.28 Indoor Commercial Recreation: These activities will consist of various community recreational activities included but not limited to yoga, aerobics, exercise classes, youth programs, etc.

Section 206.29: Library: Public library to use for community activities including but not limited to museums, art shows, cultural events, etc.

3. Any ordinance or part of any ordinance which is in conflict with this Ordinance is hereby repealed.

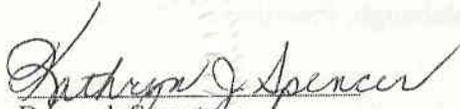
4. In all other respects, the Conneaut Lake Borough Zoning Ordinance (Ordinance No. 218) shall remain in full force and effect.

This Ordinance shall become effective immediately upon its approval as provided by law.

ORDAINED AND ENACTED this 10th day of July, 2013.

ATTEST:

BOROUGH OF CONNEAUT LAKE


Borough Secretary

By: 
Council President

Approved: 
Mayor