

BOROUGH OF MILLERSVILLE

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF MILLERSVILLE, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE MILLERSVILLE BOROUGH CODE OF ORDINANCES, CHAPTER 380, ZONING, TO CREATE A NEW USE ENTITLED "COMMUNITY RESOURCE FACILITY"; TO PERMIT THE USE IN CERTAIN ZONING DISTRICTS WITHIN THE BOROUGH; AND TO ESTABLISH SPECIFIC CRITERIA RELATED TO THE USE.

WHEREAS, the Borough wishes to provide for a new use which will allow for certain social welfare and community benefit organizations to operate within the Borough;

WHEREAS, these types of organizations are beneficial to the Borough because they provide needed services and resources to members of the community; and

WHEREAS, the Zoning Ordinance does not expressly provide for or permit such uses, and the Borough desires to ensure that these types of uses are allowed and regulated within certain Zoning Districts.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Millersville, Lancaster County, Pennsylvania, as follows:

Section 1. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, Section 380-21, Terms Defined, is hereby amended to add a new definition entitled "Community Resource Facility" immediately after the definition of "Community Center," as follows:

"COMMUNITY RESOURCE FACILITY

A use that provides programs and services which benefit the community and that do not involve substantial use of machinery or noise-producing equipment. A community resource facility may include the following programs and services to the extent that they are intended to support the community as a whole: resource distribution (such as storage and distribution of food, clothing, and household supplies); educational programs and workshops; and small group activities; as well as accessory offices which support the community resource facility. A community resource facility may not involve the delivery of counseling, healthcare, or other support services on-site."

Section 2. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, Section 380-27, Table of Permitted Uses by District, 380 Attachment 1:2, subpart c. "Institutional uses" is hereby amended to add the following after "Community center, youth recreation center or library", to permit a community resource facility in certain residential zoning districts within the Borough:

Types of Uses

(See definitions in Article II)

	R1	R2	R3	P
<i>Community resource facility, subject to Section 380-34.A.(45)</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>N</i>

Section 3. The Millersville Code of Ordinances, Chapter 380, Zoning, Section 380-34.A., Additional requirements for specific principal uses, is hereby amended to add the following subsection (45) as follows:

“(45) Community resource facility.

- (a) See definition in Section 380-21 for permitted components of this use.*
- (b) No residency, whether permanent or transient, shall be permitted within any community resource facility.*
- (c) Within the R1 and R2 districts, a community resource facility shall only be permitted by right within a commercial building existing as of the date of adoption of this Ordinance, which meets the following requirements; otherwise, it shall not be permitted:*
 - [1] Maximum building square footage: 12,000 square feet*
 - [2] Minimum building square footage: 10,000 square feet*
 - [3] Minimum lot area of property: 2 acres*
- (d) Applicant shall submit an hours of operation and site management plan to the Borough which shall set forth the anticipated hours and days of operation of each service or program to be offered at the community resource facility, as well as the anticipated number of attendees, volunteers, and participants with respect to each program or service.*
- (e) Noise abatement measures shall be used to avoid conflicts with nearby dwellings.*
- (f) All operations, except for outdoor recreation and loading and unloading of supplies and resources, shall be conducted indoors.*
- (g) The use must be served by public water and sewer.*
- (h) All applicable requirements of Article VI must be satisfied. A community resource facility must provide the same number of off-street parking spaces as required for a community center, as set forth in Section 380-43.A.(4), Table 6.1.B.9.”*

Section 4. All other sections, parts and provision of the Code of Ordinances of Millersville Borough shall remain in full force and effect and previously enacted and amended.

Section 5. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or other sections of the Code of Ordinances that were not declared to be invalid or unconstitutional.

Section 6. This Ordinance is hereby adopted and ordained by the Borough Council of the Borough of Millersville, and shall become effective immediately after adoption.

DULY ORDAINED AND ENACTED this _____ day of _____, 2025, by Borough Council of the Borough of Millersville, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MILLERSVILLE
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this _____ day of _____, 2025.

Mayor