

Legend	
	A-1 Agricultural District
	R-1 Suburban Residential District
	R-2 Village Residential District
	C-1 General Commercial District
	CBD Central Business District
	I-1 Light Industrial District
	OS Open Space District
	Flood Plain Overlay
	Dashed Lines Indicate Right-of-Way Only (Not Possible)
	Solid Lines Indicate Possible Roadways
	Cross-Hatched Areas Indicate Private Roadways

NOTES:

REFER TO FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF MANOR FOR EXACT LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD BOUNDARY.

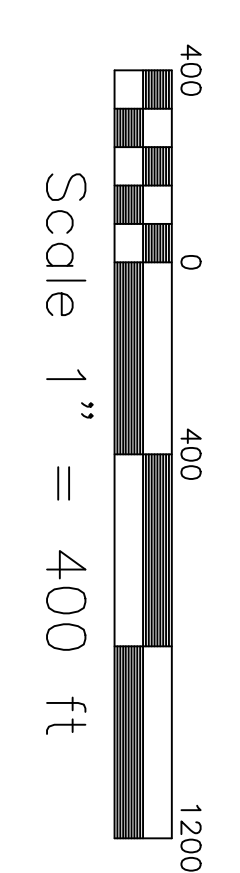
COMMUNITY PANEL NUMBERS ARE #420886-0381 F, #420886-0382 F, & #420886-0383 F.

- ▲ STRUCTURE REMOVED FROM 100-YEAR FLOOD PLAIN, BUT LOT REMAINS WITHIN 100-YEAR FLOOD PLAIN. CASE #10-03-072A
- ▲ LOT 6 REMOVED FROM 100-YEAR FLOOD PLAIN. CASE #01-03-0270A

ZONING MAP

BOROUGH OF MANOR
WESTMORELAND COUNTY
PENNSYLVANIA

MAY 14, 2009
 REVISED JULY 29, 2021



ANTONACCI DESIGN ASSOCIATES, INC.
 220 S. FIFTH ST. JEANETTE, PA 15644

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF MANOR, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 (MANOR BOROUGH ZONING ORDINANCE) OF THE BOROUGH'S CODE OF ORDINANCES, AS PREVIOUSLY AMENDED AND SUPPLEMENTED, AND THE MANOR BOROUGH ZONING MAP, TO CHANGE ZONING CLASSIFICATION OF PROPERTIES OF MARY BARBOUR, DONALD BURRELL, DAVID AND CORINNE WISGARVER AND ZACHARY PIEKUT, LOCATED ALONG RACE STREET, IN THE BOROUGH OF MANOR, FROM CBD, CENTRAL BUSINESS DISTRICT ZONING DISTRICT CLASSIFICATIONS TO AN R-2, VILLAGE RESIDENTIAL ZONING DISTRICT CLASSIFICATION; AND ALSO TO AMENDED §27-211, TABLE OF USE REGULATIONS, IN SECTION R, CBD CENTRAL BUSINESS DISTRICT (1) PERMITTED USE, TO ADD SUBSECTION (L), MULTI-FAMILY UNIT BUILDING.

BE IT ORDAINED AND ENACTED, and it is hereby Ordained and Enacted by the Borough Council of the Borough of Manor, Westmoreland County, Pennsylvania, as follows:

SECTION 1: The Manor Borough Zoning Map is hereby amended to change the zoning classification of the following properties, from CBD, Central Business District Zoning District to R-2, Village Residential Zoning Districts:

- A. All of the property of Mary Barbour, bearing Westmoreland County Parcel No. 19-03-07-0-060, as more particularly set forth on the map attached hereto, marked Exhibit "A", and expressly made a part hereof.
- B. All of the property of Donald Burrell, bearing Westmoreland County Parcel No. 19-03-07-0-061, as more particularly set forth on the map attached hereto, marked Exhibit "A", and expressly made a part hereof.
- C. All of the property of David and Corinne Wisgarver, bearing Westmoreland County Tax Parcel No. 19-03-07-0-062, as more particularly set forth on the map attached hereto, marked Exhibit "A", and expressly made a part hereof.
- D. All the property of Zachary Piekut, bearing Westmoreland County Tax Parcel No. 19-03-07-0-074, as more particularly set forth on the map attached hereto, marked Exhibit "A", and expressly made a part hereof.
- E. The Manor Borough Zoning Map is hereby amended to reflect the above changes in zoning classifications.
- F. The above changes in the Manor Borough Zoning Map are shown on the portions of the Manor Borough Zoning Map attached hereto, marked Exhibit "A" and expressly made a part hereof.

SECTION 2 The Manor Borough Zoning Ordinance, Chapter 27 of the Borough’s Code of Ordinances, is hereby amended in §27-211, Table of Use Regulations, in section R, CBD, Central Business District, (1), Permitted Use, to add subsection (1), multi-family unit building, as a permitted use.

SECTION 3: In accord with the provisions of the Manor Borough Zoning Ordinance the proper officials of the Borough are hereby authorized and directed to make, mark, enter, sign and attest the changes made by this Ordinance on the official Manor Borough Zoning Map.

SECTION 4: If any word, phrase, section, sentence, clause or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, invalidity or illegality shall not affect or impair any of the remaining words, phrases, sections, sentences, clauses or parts of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid word, phrase, section, sentence, clause or part thereof not been included therein.

SECTION 5: General Repealer. Any ordinance or parts of ordinances in conflict with this Ordinance are hereby specifically repealed.

THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY.

ORDAINED AND ENACTED by The Council of The Borough of Manor this _____ day of _____, 2021.

BOROUGH OF MANOR

By: _____
President

ATTEST:

Secretary-Treasurer

Approved this _____ day of _____, 20____.

BY: _____
Mayor

ATTEST:

Secretary-Treasurer

CERTIFICATION

I, Joseph N. Lapia, duly qualified Secretary-Treasurer of the Borough Council of the Borough of Manor, Westmoreland County, Pennsylvania, do hereby certify that the foregoing Ordinance No. _____ is a true and correct copy of the original Ordinance No. _____ duly passed and adopted by a majority vote of the Borough Council of the Borough of Manor at a duly advertised and convened regular meeting held on the _____ day of _____, 2021 and that the minutes of said meeting showing how each member voted have been duly recorded in the official minutes of said Borough Council and remains in effect as of this date.

IN WITNESS WHEREOF, I affix my hand and attach the seal of the Borough of Manor, this _____ day of _____, 2021.

Certified to by:

Joseph N. Lapia, Secretary-Treasurer