

City of Shamokin
Ordinance No. 21 - 05

BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE CITY OF SHAMOKIN, PA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF THE SAME, AN ORDINANCE TO BE KNOWN AS THE CENTRAL BUSINESS DISTRICT (CBD) AND GATEWAY ZONE (GW) ORDINANCE:

Article I Establishment

§511-1 Establishment; zones; designations; intent; purpose

From and after the passage of this article, there is hereby established a The Central Business District (CBD) Zone and Gateway (GW) Zone City of Shamokin, County of Northumberland and State of Pennsylvania, with the designations and specific zones to be set by resolution by the City Council, until otherwise changed by the City Council.

Both CBD Zone and GW Zones are active business areas that model economic development strategies and thoughtful design initiatives. The creation of the CBD and GW zones is intended to enhance the existing positive features and improvements and guide the negative aspects toward more productive, economically vibrant uses and improvements.

Intent of Both Zones

- To promote appropriate types of uses. The intent is to only allow types of commercial uses that would be compatible with adjacent dwellings.
- To provide transitional zoning provisions adjacent to residential areas.
- To build strong business districts where commercial activity is expected and that drives cooperation between and intermingling of businesses.
- Control uses that are likely to generate nuisances or hazards for nearby residents such as 24 hour operations.
- Prohibit uses that create nuisance conditions beyond the limits of its lot by reason of the emission of smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbance or water pollutants.

§511-2 Central Business District (CBD) Zone

The CBD Zone will promote intensive development of land in a traditional downtown, or city center setting. The CBD Zone will provide for an orderly coordinated development of varied commercial business in combination with limited intensive residential development in the central business area and encourage excellence of design in the development of properties.

Specific Intent of CBD Zone:

- Promote intensive land use by allowing full build out of parcels with structures.
- Promote a traditional streetscape.
- To discourage uses that prioritize vehicular circulation over pedestrians.

§511-3 Gateway (GW) Zone

The GW Zone will provide for a wider variety of allowed commercial uses compared to the CBD while still promoting strong traditional downtown, or city center development. The GW Zone will allow for auto centric businesses and accessory uses not allowed in the CBD and work to manage those uses to avoid traffic congestion and to promote safety while maintaining an emphasis on pedestrian activity.

Specific Intent of the GW Zone:

- Allow for less intense land uses and permit vehicular operations (gas stations, drive-thru service, and vehicle service businesses)

§511-4 Violations and penalties

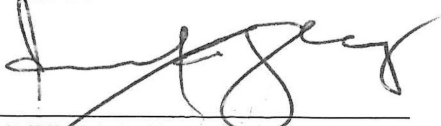
Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article shall, upon conviction thereof before any Magisterial District Judge, be sentenced to pay a fine of not less than \$100 and not more than \$300 and costs of prosecution and/or suffer imprisonment for up to 180 days, or both. The continuation of such violation for each successive day shall constitute a new and separate offense, and the person or persons allowing the continuation of the violation may be punished as provided above for each separate offense.

§511-5 Repealer

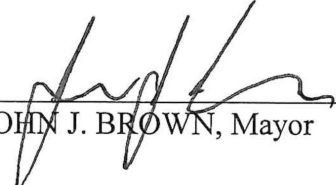
All ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

ADOPTED this 17th day of August, 2021

ATTEST:



ROBERT M. SLABY, City Administrator

CITY OF SHAMOKIN


JOHN J. BROWN, Mayor