

BOROUGH OF WELLSBORO
TIOGA COUNTY, PENNSYLVANIA

ORDINANCE NO. 706

AN ORDINANCE

**OF THE BOROUGH OF WELLSBORO, TIOGA COUNTY,
COMMONWEALTH OF PENNSYLVANIA, AMENDING A
PORTION OF ORDINANCE NO. 688, RELATING TO
ZONING, AS AMENDED AND SUPPLEMENTED, TO
PROVIDE FOR ANIMAL HOSPITALS AS A
CONDITIONAL USE IN THE RURAL RESIDENTIAL AND
RESIDENTIAL TOWN ZONING DISTRICTS.**

WHEREAS, the Borough of Wellsboro has the authority to adopt ordinances to regulate land use and to promote the general health, safety and welfare of its residents, in accordance with the Municipalities Planning Code; and

WHEREAS, the Borough of Wellsboro's Zoning Ordinance currently provides for Animal Hospitals as a Conditional Use in the Commercial Manufacturing, Highway Commercial, and Central Business Districts; and

WHEREAS, the Borough desires to promote the health, safety and welfare of Borough residents and the Borough's land use development objectives by amending its Zoning Ordinance to provide for Animal Hospitals as a conditional use in the Rural Residential and Residential Town Districts.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Borough Council of the Borough of Wellsboro, County of Tioga, Pennsylvania, as follows:

Section 1.

Article 2, Rural Residential District, Section 2.2.3 Conditional Uses, shall be amended to include new Subsection 2.2.3.14 as follows:

“2.2.3.14 Animal Hospitals.”

Section 2.

Article 3, Residential Town District, Section 3.2.3 Conditional Uses, shall be amended to include new Subsection 3.2.3.12 as follows:

“3.2.3.12 Animal Hospitals.”

SEVERABILITY. The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held unlawful, invalid, or unconstitutional, such provisions shall not affect or impair any of the remaining provisions of this Ordinance.

REPEALER. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

EFFECTIVE DATE. This Ordinance shall become effective upon enactment.

DULY ENACTED AND ORDAINED, this 13th day of December, 2021, by the Borough Council of the Borough of Wellsboro, Tioga County, Pennsylvania, in lawful session duly assembled.

**BOROUGH COUNCIL OF
THE BOROUGH OF WELLSBORO**
Tioga County, Pennsylvania

ATTEST

Amy Kane Perry
Secretary

By: [Signature]
Council President

(SEAL)

Examined and approved this 13th day of December, 2021.

By: [Signature]
Mayor

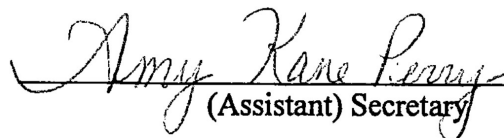
CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Borough of Wellsboro, Tioga County, Pennsylvania (the "Borough"), certify that: the foregoing is a true and correct copy of an Ordinance which duly was adopted by majority vote of the entire Council of the Borough at a meeting of said Council duly convened according to law and held on December 13th, 2021, at which meeting a quorum was present; said Ordinance duly has been recorded in the minutes of said Council; and said Ordinance remains in full force and effect, unaltered and unamended, as of date of this Certificate.

I further certify that said Council met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. 701 *et seq.*, by advertising said meeting, by posting prominently a notice of said meeting at the principal office of the Borough or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to adoption of said Ordinance, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Borough, this 13th day of December, 2021.

(SEAL)



(Assistant) Secretary