

Amended Agenda - Single family residential use and affiliated uses were added to the "Highway Commercial" zoning district, not the "Commercial Industrial" zoning district as originally published.

**BOROUGH OF FAIRFIELD
PUBLIC HEARING
August 27, 2024 – 6:00 PM
Fairfield Borough Village Hall Building
108 West Main Street, Fairfield, PA**

The purpose of the Public Hearing is to receive public comment regarding adoption of a new Fairfield Borough Zoning Ordinance.

The proposed new Zoning Ordinance is a restructuring and reorganization of the existing zoning ordinance with few changes to standards. The Zoning Map remains the same as do all Zoning Districts. The proposed new Zoning Ordinance relaxes the mechanism by which some uses are currently approved from a special exception to a conditional use. Single family residential use and its affiliated residential uses were added to uses by right in the Highway Commercial Zoning District. Buffer standards related to cluster development were added. Some standards in the section on signs were modified to better comply with the requirement that signs are not to be regulated based on their content. The main intent of the update – that of better organization to make the ordinance easier to understand and more user-friendly – was accomplished.

Call to order

Proposed Ordinance 08-01 of 2024

- Exhibit A – proposed Zoning Ordinance amendment document
- Exhibit B – Favorable Review comments from Adams County Office of Planning and Development
- Exhibit C – Copy of Proof of Publication for August 15, 2024 and August 20, 2024 advertisements of public hearing with advertising summary and intent to adopt the ordinance at the regular Council meeting following the public hearing.

Public Comment

Closing Comments

Adjournment