

Proposed Zoning Ordinance Amendment

Ordinance No. 2017-12-01

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE AND MAP OF WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BY REZONING REAL PROPERTY FROM LOW DENSITY RESIDENTIAL (R-1) TO GENERAL COMMERCIAL (C-1).

WHEREAS, the Windsor Township Board of Supervisors has reviewed the provisions of the Official Zoning Ordinance of Lower Windsor Township relative to the Low Density Residential (R-1) and General Commercial zones.

WHEREAS, the Board of Supervisors believes that the rezoning contemplated by this Ordinance is in the best interests of the health, safety, and welfare of the residents of Windsor Township.

WHEREAS, the Board of Supervisors believes the real property identified as Parcel ID 53000HJ0098G000000, Lot No. 2, should be rezoned from Low Density Residential (R-1) to General Commercial (C-1).

NOW, THEREFORE, be it ordained and enacted that the following amendment be made to the Windsor Township Zoning Ordinance of 2013, as amended, and official Zoning Map, as follows:

SECTION 1. Property Rezoned. The Real Property identified as Parcel ID 53000HJ0098G000000, Lot No. 2, should be rezoned from Low Density Residential (R-1) to General Commercial (C-1).

SECTION 2. Invalidity. In the event any provision, section, sentence, or clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provisions, section, sentence, clause or part of this Ordinance, it being the intent of the Borough that such remainder shall remain in full force and effect.

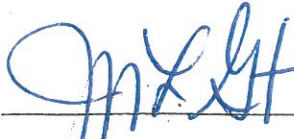
SECTION 3. Public Purpose. It is declared that enactment of this Ordinance is necessary for the protection, benefit, and preservation of the health, safety, and welfare of the residents of the Borough.

SECTION 4. Effective Date. This Ordinance shall become effective five (5) days following passage.

SECTION 5. Repealer. All ordinances or parts of ordinances inconsistent herewith are expressly repealed to the extent of such inconsistency.

ENACTED AND ORDAINED, this 18th day of December 2017.

ATTEST:



Jennifer L. Gunnet, Secretary

WINDSOR TOWNSHIP BOARD
OF SUPERVISORS

Dean L. Heffner, Chairman



Jo Anna J. Shovlin



Rodney L. Sechrist

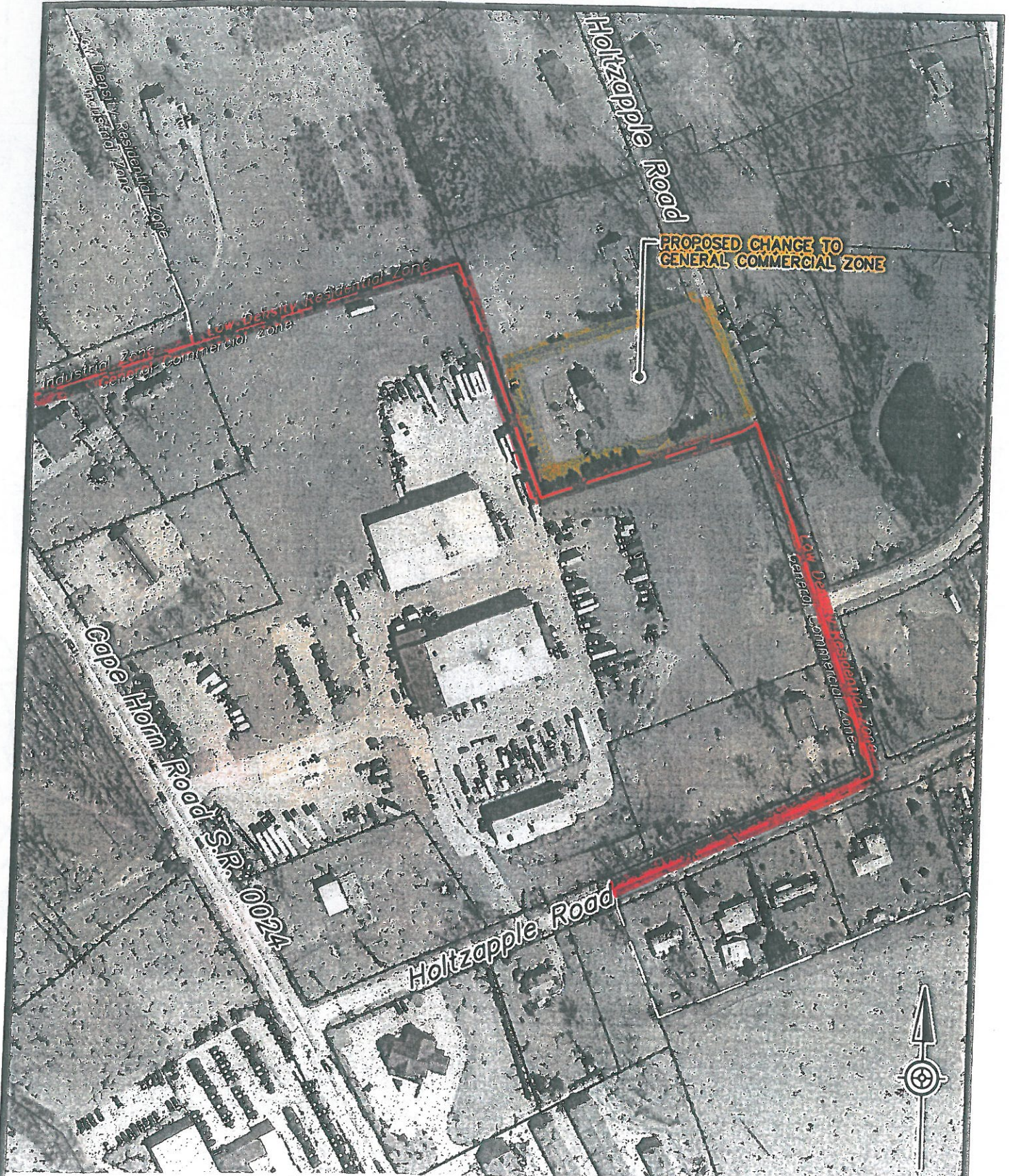


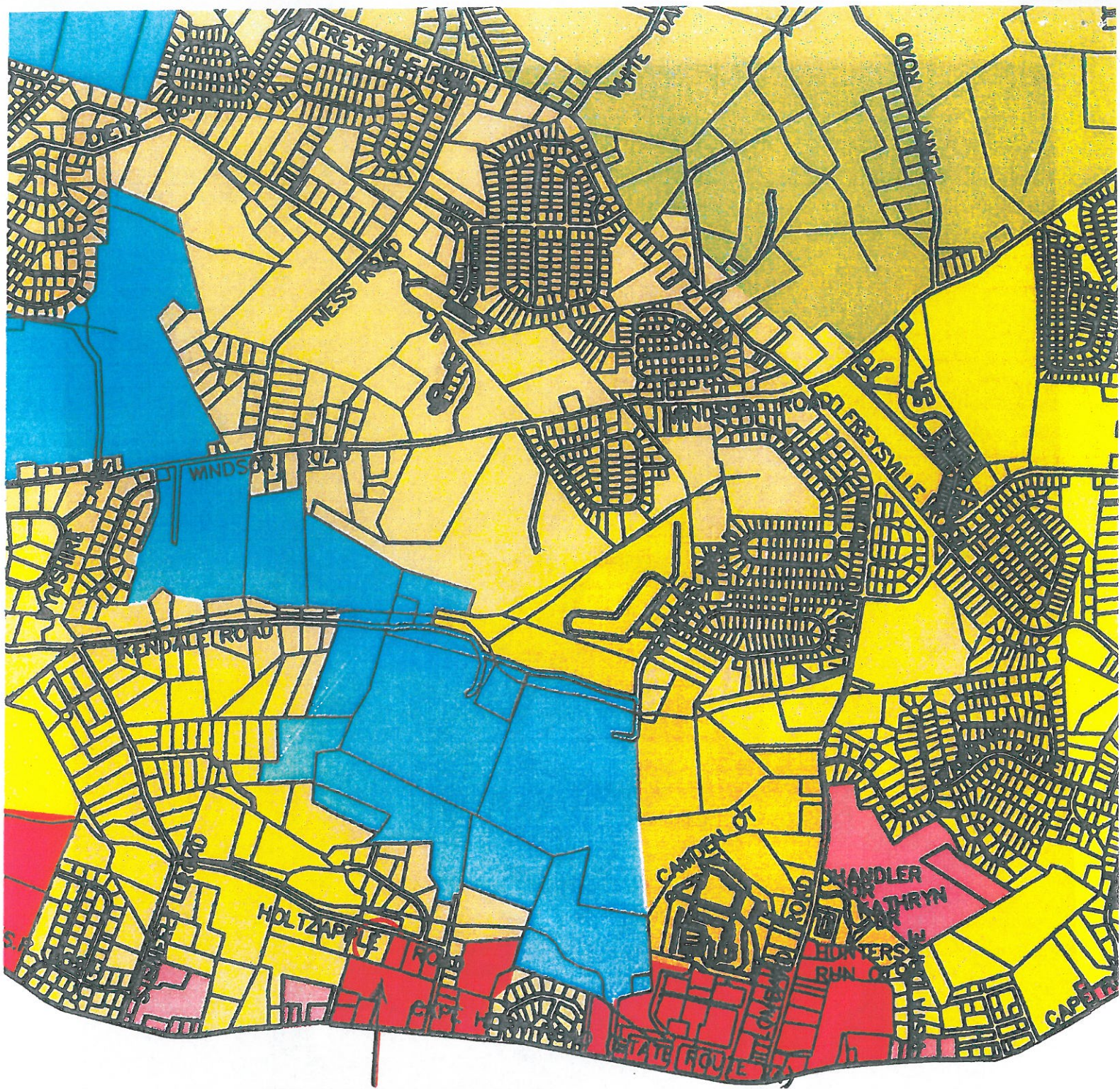
EXHIBIT "A"

240 HOLTZAPPLE RD

UPI: 53-000-HJ-0098.J0-00000



1 INCH = 200 FT.



ship

• 240 HOLTZAPPLE

LEGEND



AGRICULTURAL (A) ZONE

**WINDSOR TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2018-06-01

AN ORDINANCE AMENDING THE WINDSOR TOWNSHIP ZONING ORDINANCE OF 2013, ADOPTED JANUARY 7, 2013, AS AMENDED, BY ADDING DEFINITIONS TO SECTION 112 FOR DECK AND PATIO AND AMENDING THE DEFINITIONS FOR IMPERVIOUS SURFACE AND LOT COVERAGE.

NOW THEREFORE, be enacted and ordained by the Windsor Township Board of Supervisors that the following amendments be made to the Windsor Township Zoning Ordinance of 2013.

SECTION 1. Section 112; "Definitions" are amended and modified to add and/or modify the following:

Deck – A roofless, floored structure

Patio – An improvement intended for outdoor use constructed on an aggregate base, set on or near ground level.

Impervious Surface – A surface composed of any material which impedes or prevents the natural infiltration of water into the soil. Such surfaces include all concrete, asphalt, stone and gravel surfaces. These include, but are not limited to, streets and parking areas, driveways, sidewalks, patios, and structures which cover the land. Decks shall not be considered impervious surfaces provided that they are not covered with a roof or awning, are not constructed above a patio or other impervious surface, and are constructed such that rainwater can drain freely between regularly spaced gaps in the decking material. Decks that do not meet all of the criteria listed above shall be considered impervious surfaces. Any surface stormwater management controls installed in excess of those required shall be considered an impervious surface, excluding vegetative/mulched surfaces.

Lot Coverage – A percentage of the lot area which is covered with buildings, driveways, parking areas, patios, decks, sidewalks and similar improvements regardless of it being considered a pervious or impervious surface.

SECTION 2. This Ordinance shall not affect the remaining provisions of the Windsor Township Ordinance of 2013, which provisions remain in full force and effect.

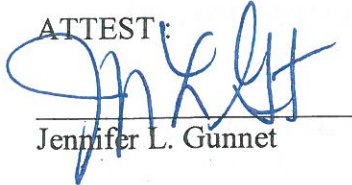
SECTION 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity

of this Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

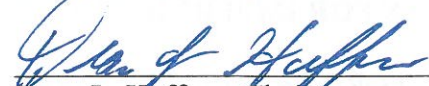
SECTION 4. This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINTED this ^{18th} day of June, 2018.

ATTEST:


Jennifer L. Gunnet

WINDSOR TOWNSHIP
BOARD OF SUPERVISORS


Dean L. Heffner, Chairperson


Jo Anna J. Shovlin, Vice Chairperson

Rodney L. Sechrist