

**HEIDELBERG TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021 - 01

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF HEIDELBERG TOWNSHIP, YORK COUNTY, PENNSYLVANIA [ORDINANCE 11-4, AS AMENDED], BY REZONING APPROXIMATELY 132.68 ACRES (PARCEL NUMBERS 30-000-EE-0134.J0-00000 [part of] AND 30-000-EE-0141.B0-00000), GENERALLY LOCATED BETWEEN OREFIELD ROAD AND S.R. 116 (YORK ROAD) FROM THE DESIGNATED GROWTH AREA RESIDENTIAL DISTRICT (DGA-R) TO THE RURAL RESOURCE AREA AGRICULTURAL DISTRICT (RRA-A);

WHEREAS, Heidelberg Township has an enacted a Zoning Ordinance and Official Zoning Map, Ordinance 11-4, as amended;

WHEREAS, Heidelberg Township is empowered to amend its Zoning Ordinance and Official Zoning Map pursuant to the authority of the Pennsylvania Municipalities Planning Code, Article VI, 53 P.S. Section 10609.; and

WHEREAS, based upon a private request to rezone a part of Parcel No. 30-000-EE-0134.J0-0000 from the Designated Growth Area-Residential District (DGA-R) to the Rural Resource Area Agricultural District (RRA-A) in connection with the property owners' desire to grant a perpetual conservation easement through the York County Agricultural Land Preservation Board and based upon a planning review of surrounding property, Heidelberg Township wishes to amend its Zoning Ordinance and Official Zoning Map as set forth herein.

NOW, THEREFORE BE IT ORDAINED AND ENACTED THAT THE OFFICIAL ZONING MAP OF HEIDELBERG TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BE AMENDED AS FOLLOWS:

1. The following properties are hereby rezoned from the Designated Growth Area Residential District (DGA-R) to the Rural Resource Area Agricultural District (RRA-A):

- A. Parcel No.: 30-000-EE-0134.J0-00000
- Address: 6670 York Road, Hanover, PA 17331
- Owner: Belinda Tinder and Alan B. Bowersox, Trustees for Bowersox Family Trust
- Acres: 139.25

Less the following to remain in the Designated Growth Area-Residential (DGA-R) District:

ALL that certain land within the aforesaid Parcel, bounded and limited as follows:

Tract No. 2

BEGINNING at a steel pin in PA Legislative Route No. 116 at corner of Lot No. 1 on the hereinafter referred to subdivision plan; thence leaving Route No. 116 and continuing along Lot No. 1 and passing through a steel pin twenty-three and twenty-seven hundredths (23.27) feet from the beginning hereof, North twenty-nine (29) degrees eleven (11) minutes thirty-five (35) seconds West, twenty-nine and seventy-two hundredths (29.72) feet to a steel pin; thence continuing along Lot No. 1 and passing through an existing steel pin one hundred thirty-seven and fourteen hundredths (137.14) feet from the beginning hereof at corner of land now or formerly of George M. Meckley and further along said Meckley land, North twenty-nine (29) degrees eleven (11) minutes thirty-five (35) seconds West, four hundred thirty-nine and seventy-four hundredths (439.74) feet to an existing steel pin at corner of Lot No. 2 on the hereinafter referred to subdivision plan; thence along Lot No. 2, North sixty-nine (69) degrees seven (07) minutes ten (10) seconds East, seven hundred seventeen and eighty-seven hundredths (717.87) feet to an existing iron pin at corner of land now or formerly of Lawson E. Longstreth; thence along said Longstreth land and passing through an existing iron pin thirty and seventeen hundredths (30.17) feet from the end hereof, South twenty-five (25) degrees thirty-three (33) minutes twenty-five (25) seconds East, four hundred seventy-six and seventy-one hundredths (476.71) feet to a point in PA Route No. 116; thence in and through PA Route No. 116, South seventy (70) degrees thirty-nine (39) minutes twenty-three seconds West, two hundred eighteen and eighty-five hundredths (218.85) feet to a point; thence continuing in said PA Route No. 116, South sixty-nine (69) degrees forty-two (42) minutes eight (08) seconds West, four hundred twenty-eight and thirty-seven hundredths (428.37) feet to a point; thence continuing in said PA Route No. 116, South sixty-nine (69) degrees thirty-seven (37) minutes seventeen (17) seconds West, forty-one and seventy-five hundredths (41.75) feet to a point, the place of BEGINNING.

B. Parcel No.: 30-000-EE-0141.B0-00000
Address: Orefield Road, Hanover, PA 17331
Owner: Heidelberg Township
Acres: .90

2. The Official Zoning Map, which was enacted with and made a part of the Zoning Ordinance, is hereby amended consistent with the foregoing zoning amendment.
3. Any ordinance, or any part thereof, inconsistent herewith and any amendments thereof are hereby expressly repealed.
4. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

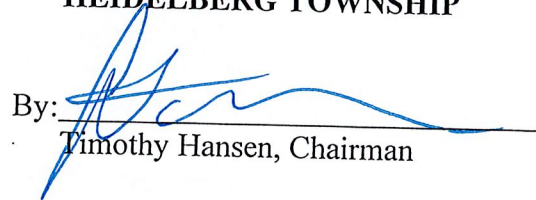
5. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of Heidelberg Township, York County, Pennsylvania.

ENACTED AND ORDAINED this 1st day of December, 2021.

ATTEST:


Secretary

HEIDELBERG TOWNSHIP

By: 
Timothy Hansen, Chairman