

**NORTH CODORUS TOWNSHIP  
YORK COUNTY, PENNSYLVANIA  
ORDINANCE NO. 297-10-2025**

**AN ORDINANCE OF NORTH CODORUS TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA, AMENDING THE NORTH CODORUS TOWNSHIP  
CODE OF ORDINANCES, CHAPTER 195, “ZONING,” ARTICLE III,  
“DISTRICT REGULATIONS,” SECTION 195-7, “AGRICULTURAL  
PROTECTION DISTRICT (AP)” AND SECTION 195-8, “RURAL  
AGRICULTURE CONSERVATION DISTRICT (RAC)**

WHEREAS, the Board of Supervisors of North Codorus Township, York County, Pennsylvania (“Board”) desire to amend the North Codorus Code of Ordinances, Chapter 195, “Zoning,” Article III, “District Regulations,” Section 195-7, Agricultural Protection District (AP),” and Section 195-8, “Rural Agriculture Conservation District (RAC).”

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** and it is hereby ordained and enacted as follows (strikeouts represent deletions and underlining represents additions):

**SECTION 1.** Section 195-7, “Agricultural Protection District (AP)” subsection (D)(1) is amended as follows (Additions shown in double underline; Deletions shown in ~~strikethrough~~):

D. Parent tract subdivision parcels. See the definition of “parent tract” in § 195-5. Parcels shall not be separated from the original tract as of the effective date of this chapter until after meeting the following requirements, as applicable:

- (1) ~~Minimum~~ Maximum lot size for each separated lot. The maximum lot size shall be two acres. On the basis of the evaluation by the Sewage Enforcement Officer and the Zoning Officer, the ~~minimum~~maximum lot size may need to be larger to accommodate an approvable on-lot sewage system plus a replacement drainfield, well, and driveway.

**SECTION 2.** Section 195-7, “Agricultural Protection District (AP)” is amended to add a new subsection G. as follows:

G. Soil Quality Limitation. Lots created under this Section shall be located only on low quality soils. Land shall be considered of low quality for agricultural use if the land is not “prime agricultural land” as defined in this Ordinance or the

Township's Agriculture Review Committee determines the land is not suitable for agricultural use due to topography, wetlands, woodlands or other characteristics that make agricultural use impractical..

**SECTION 3.** Section 195-8, "Rural Agriculture Conservation District (RAC)"

subsection (D)(1) is amended as follows (Additions shown in double underline; Deletions shown in ~~strikethrough~~):

D. Parent tract subdivision parcels. See the definition of "parent tract" in § 195-5. Parcels shall not be separated from the original tract as of the effective date of this chapter until after meeting the following requirements, as applicable:

(1) ~~Minimum~~ Maximum lot size for each separated lot. The maximum lot size shall be two acres. ~~The minimum lot size shall be one acre.~~ On the basis of the evaluation by the Sewage Enforcement Officer and the Zoning Officer, the ~~minimum~~maximum lot size may need to be larger to accommodate an approvable on-lot sewage system plus a replacement drainfield, well, and driveway.

**SECTION 4.** Section 195-8, "Rural Agriculture Conservation District (RAC)" is

amended to add a new subsection G. as follows:

G. Soil Quality Limitation. Lots created under this Section shall be located only on low quality soils. Land shall be considered of low quality for agricultural use if the land is not "prime agricultural land" as defined in this Ordinance or the Township's Agriculture Review Committee determines the land is not suitable for agricultural use due to topography, wetlands, woodlands or other characteristics that make agricultural use impractical.

**SECTION 5.** Section 195-5, "Definitions" is amended to add the following definition:

**PRIME AGRICULTURAL LAND**

Land containing soils in Soil Capability Units classified as Class I, II or III as depicted on maps prepared by the York County Planning Commission for North Codorus Township, which maps are based on the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of York County, dated 2002, as may be amended.

**SECTION 6:** The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses or sentences of the same.

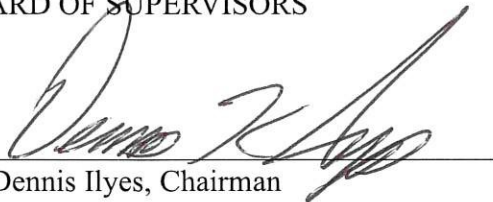
**SECTION 7:** This Ordinance shall take effect immediately after adoption,

**ENACTED AND ORDAINED** this 7th day of October, 2025.

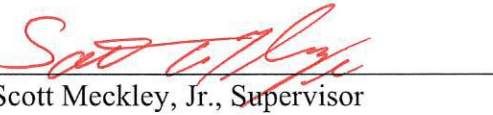
ATTEST:

NORTH CODORUS TOWNSHIP  
BOARD OF SUPERVISORS

  
Melissa M. Altland, Secretary

By:   
Dennis Ilyes, Chairman

By:   
Jackson LeVault, Vice-Chairman

By:   
Scott Meckley, Jr., Supervisor