

## ZONING

### *135 Attachment 1*

**Table of Zoning Map Amendments<sup>1</sup>**

<b>Ordinance No.</b>	<b>Adoption Date</b>	<b>Description of Change</b>
CLIII	4-20-1998	Changing a tract of land of about 1.438 acres at the northeast corner of Route 230 and Cassell Road from R Rural District to C-2 General Commercial District
CLVII	11-16-1998	<p>Changing a tract of land of about 2.275 acres on the northeast side of North Market Street from R Rural District to C-2 General Commercial District</p> <p>Changing a tract of land on Ridge Run Road, being a portion of Lancaster County Tax Map Parcel No. 9E/2/1, from A Agricultural District to R Rural District</p> <p>Changing 18 adjoining Lancaster County Tax Map parcels situate north of East Harrisburg Avenue, south of the Conrail/Amtrack right-of-way, east of Lancaster County Tax Map Parcel No. 9D/11/5 and west of the intersection of East Harrisburg Avenue and Musser Road from R Rural District to R-1 Residential District</p>
CLXVII	1-17-2000	Changing a tract of land of about 30 acres on the south side of Route 230, east of the terminus of Stern Drive and north of Anchor Road, from LI Light Industrial District to C-2 General Commercial District

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<sup>1</sup> Editor's Note: See also the entry for Ord. No. 293-2015 below, which changed the titles of several zoning districts. Entries in this table prior to said ordinance retain the district names and designations as in effect at the time of their original enactment. The current Zoning Map is included as an attachment to this chapter and is also on file in the Township offices.

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<b>Ordinance No.</b>	<b>Adoption Date</b>	<b>Description of Change</b>
CLXXI	7-17-2000	Changing a tract of land of about 84.7 acres on the south side of Aberdeen Road and the east and west sides of Mill Road from R Rural District to A Agricultural District
CLXXV	11-13-2000	Changing 3 tracts land of about 4.04 acres, located west of Route 743 and the municipal boundary of Mount Joy Township and Elizabethtown Borough and east of Hillside Road, from R-2 Medium-Density Residential District to C-2 General Commercial District
CLXXVIII	3-19-2001	Changing a tract of land of about 106 acres, located on the northeast side of Mount Pleasant Road, east of Cloverleaf Road, identified as Lancaster County Map Parcel No. 8E/5/8, from part A Agricultural District and part LI Light Industrial District to LI Light Industrial District
271-2011	3-21-2011	<p>Changing the zoning classification of the tract of land which is a portion of Lancaster County Tax Account No. 460-92150-0-0000, with frontage on the west side of a proposed extension of Merts Drive, held by Forino Co., L.P., from its present classification as Rural District (R) to a new classification of R-2 Medium-Density Residential District</p> <p>Changing the zoning classification of the tract of land which is a portion of Lancaster County Tax Account No. 460-92150-0-0000, with frontage on the east and west sides of a proposed extension of Merts Drive and the south side of the right-of-way of Pennsylvania Route 283, held by Forino Co., L.P., from its present classification as Rural District (R) to a new classification of Commercial/Mixed Use Interchange Development District (I-1)</p>

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Ordinance No.	Adoption Date	Description of Change
272-2011	6-20-2011	<p>Changing the following tracts of land from Low-Density Residential District (R-1) to Agricultural District (A): Lancaster County Tax Account Nos. 461-78979-0-0000, 461-06116-0-0000, 461-52719-0-0000</p> <p>Changing the following tracts of land from Low-Density Residential District (R-1) to Medium-Density Residential District (R-2): Lancaster County Tax Account Nos. 461-20124-0-0000, 461-67995-0-0000, 461-35588-0-0000, 461-26112-0-0000, 461-19669-0-0000, 461-10806-0-0000, 461-95688-0-0000, 461-52582-0-0000, 461-15182-0-0000, 461-32812-0-0000, 461-15457-0-0000, 461-02124-0-0000, 461-94162-0-0000, 461-85603-0-0000, 461-76746-0-0000, 461-69487-0-0000, 461-60955-0-0000, 461-43488-0-0000, 461-95171-0-0000 (portion of property on the south side of Route 230 only)</p> <p>Changing the following tracts of land from Commercial/Mixed Use Interchange Development District (I-1) to Conservation-Residential District (CR): Lancaster County Tax Account Nos. 460-77354-0-0000, 460-00828-0-0000, 460-79215-0-0000 (portion of property on east side of Route 283 only), 460-15000-0-0000, 460-06446-0-0000, 460-15221-0-0000, 460-23696-0-0000, 460-29648-0-0000, 460-38707-0-0000, 460-47479-0-0000</p> <p>Changing the following tract of land from General Commercial District (C-2) to Rural District (R): Lancaster County Tax Account No. 460-32636-0-0000</p> <p>Changing the following tract of land from Rural District (R) to Institutional District (IN): Lancaster County Tax Account No. 460-62179-0-0000</p>

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Ordinance No.	Adoption Date	Description of Change
		<p>Changing the zoning classification of the following tracts of land from General Commercial District (C-2) to Medium-High-Density Residential District (R-3):                      Lancaster County Tax Account Nos. 460-05551-0-0000, 460-05131-0-0000, 460-04712-0-0000, 460-03580-0-0000, 460-01538-0-0000, 460-01107-0-0000, 460-01086-0-0000, 460-98940-0-0000, 460-05304-0-0000, 460-09800-0-0000, 460-11793-0-0000, 460-16957-0-0000, 460-23483-0-0000, 460-24144-0-0000, 460-24863-0-0000, 460-25582-0-0000, 460-26200-0-0000, 460-28134-0-0000, 460-19729-0-0000, 460-23336-0-0000, 460-25336-0-0000, 460-27337-0-0000, 460-29339-0-0000, 460-32535-0-0000, 460-37622-0-0000, 460-40246-0-0000, 460-41663-0-0000, 460-43080-0-0000, 460-44597-0-0000, 460-46723-0-0000, 460-50759-0-0000, 460-54366-0-0000, 460-56370-0-0000, 460-58883-0-0000, 460-64992-0-0000</p>
284-2014	1-6-2014	<p>Changing the zoning classification of the following tract of land from General Commercial District (C-2) to Medium-Density Residential District (R-2):                      Lancaster County Tax Account No. 460-65495-0-0000, 750 N. Hanover Street</p>
285-2014	5-19-2014	<p>Changing the zoning classification of the following tracts of land from the present classification of Rural (R) to a new classification of Medium-Density Residential District (R-2): Lancaster County Tax Account Nos./Addresses                      460-12158-0-0000/1795 Sheaffer Road,                      460-83240-0-0000/Sheaffer Road,                      460-90791-0-0000/1811 Sheaffer Road,                      460-92436-0-0000/1825 Sheaffer Road,                      460-94505-0-0000/1839 Sheaffer Road,                      460-51815-0-0000/rear Sheaffer Road,                      460-22991-0-0000/1754 Sheaffer Road,                      460-77750-0-0000/1856 Sheaffer Road,                      460-21236-0-0000/1925 Sheaffer Road,                      460-45711-0-0000/1040 Rear Ridge Road</p>

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Ordinance No.	Adoption Date	Description of Change
		<p>Changing the zoning classification of the following tracts of land from the present classification as Medium-Density Residential District (R-2) to a new classification of Institutional District (IN): Lancaster County Tax Account Nos./Addresses                      460-11704-0-0000/996 East High Street,                      460-81570-0-0000/1459 Sheaffer Road</p>
286-2014	6-16-2014	<p>Changing the zoning classification of the 3 tracts of land, which are a portion of Lancaster County Tax Account No. 461-96483-0-0000, held by the Lancaster County Vo-Tech School Authority, as further shown and described in Exhibits A and B on file with the ordinance in the Township offices, from the present classification of Institutional (IN) to a new classification of Low-Density Residential District (R-1)</p>
293-2015	3-10-2015	<p>Changing the title of the Conservation-Residential District (CR) to Open Space and Conservation District (OS)</p> <p>Changing the title of the Medium-High-Density Residential District (R-3) to High-Density Residential District (R-3)</p> <p>Changing the title of the Commercial/Mixed Use Interchange Development District (I-1) to Mixed Use District (MU)</p> <p>Changing the zoning classification of the following tracts of land from the Industrial Interchange Development District (I-2) to the Light Industrial District (LI): Lancaster County Tax Account Nos. 460-51770-0-0000 (portion east of Cloverleaf Road),                      461-99980-0-0000, 460-13570-0-0000,                      461-11060-0-0000, 460-25230-0-0000,                      460-65484-0-0000, 461-49927-0-0000,                      461-31759-0-0000, 460-62944-0-0000,</p>

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Ordinance No.	Adoption Date	Description of Change
		<p>461-20463-0-0000, 461-40563-0-0000, 461-05543-0-0000, 461-40448-0-0000, 461-56548-0-0000, 461-88102-0-0000, 461-67680-0-0000, 461-64384-0-0000, 461-62388-0-0000, 461-68749-0-0000, 461-15379-0-0000, 461-25923-0-0000, 461-39483-0-0000, 461-92814-0-0000</p> <p>Changing the zoning classification of the tract of land identified as 461-73988-0-0000 from part A Agricultural District and part I-2 Industrial Interchange Development District to a new classification of part A Agricultural District and part LI Light Industrial District, with the boundary between the two portions being the same as now exists</p> <p>Changing the zoning classification of the following tracts of land from RT Rural Transition District to MU Mixed Use District: Lancaster County Tax Account Nos. 461-00370-0-0000 and 461-88120-0-0000 (portion west of Ridge Road)</p> <p>Changing the zoning classification of the following tracts of land from R-2 Medium-Density Residential District to IN Institutional District: Lancaster County Tax Account Nos. 460-20658-0-0000, 460-16065-0-0000, 460-63688-0-0000, 460-78177-0-0000, 460-95914-0-0000</p>
294-2015	5-18-2015	<p>Changing the zoning classification of certain tracts on the east and west side of Sheaffer Road, south of Ridge Road, from their current classification of R-2 Medium-Density Residential District to MU Mixed Use District</p>
307-2016	10-17-2016	<p>Changing the zoning classification of two tracts of land with frontage on North Market Street (SR 0230) and Mill Road identified as Lancaster County Tax Account Nos. 460-99127-0-0000 and 460-32636-0-0000, from Rural District</p>

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Ordinance No.	Adoption Date	Description of Change
		(R) to Institutional District (IN)
308-2016	10-17-2016	Changing the zoning classification of a 0.480-acre tract of land located on the north side of East Harrisburg Avenue (SR 4018) from Medium-Density Residential District (R-2) to Light Industrial District (LI)
310-2016	11-21-2016	Changing the zoning classification of a 106.5-acre tract of land and a 19.4-acre tract of land located on the northeast side of Mount Pleasant Road (SR 4010) from Agricultural District (A) to Light Industrial District (LI)
314-2018	3-19-2018	Changing the zoning classification of a tract of land with frontage on the west side of Cloverleaf Road, identified as Lancaster County Tax Account No. 460-99478-0-0000, 425 Cloverleaf Road, containing five acres, more or less, held by the Elizabethtown Church of the Christian and Missionary Alliance, from Medium Density Residential District (R-2) to Institutional District (IN)
321-2020	3-16-2020	Changing the zoning classification of a tract of land north of the terminus of Jonlyn Drive identified as Proposed Area 3A on the Preliminary/Final Minor Subdivision Plan for Daniel H. Raffensperger recorded at Document no. 2019-0492-J in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, containing 9.6 acres, more or less, held by J. Leon Rutt, from its present classification as Medium Density Residential District (R-2) to a new classification of General Commercial District (C-2)
323-2020	6-15-2020	Changing the zoning classification of a tract of land on the west side of Sheaffer Road identified as 1925 Sheaffer Road containing 31.46 acres, more or less, held of record by Melvin G. Hoffer, from part Medium Density Residential District (R-2) and part Mixed Use District (MU) to entirely Medium Density Residential District (R-2)

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<b>Ordinance No.</b>	<b>Adoption Date</b>	<b>Description of Change</b>
324-2020	10-19-2020	Changing the zoning classification of a tract of land on the west side of Campus Road identified as 1376 Campus Road containing 128 acres, more or less, held of record by Raymond H. Myer Testamentary Unified Credit Trust and Elizabeth Myer, from Rural District (R) to Medium Density Residential District (R-2)
326-2021	2-15-2021	Changing the zoning classification of a portion of a tract of land on Sheaffer Road identified as 1795 Sheaffer Road containing 11.2751 acres, more or less, held of record by Hershey Enterprises, from Mixed Use District (MU) to Medium Density Residential District (R-2)
327-2021	3-15-2021	The zoning classification of a 0.183 acre tract of land located to the north of East Harrisburg Avenue (S.R. 4018), Mount Joy Township, Lancaster County, Pennsylvania, is hereby changed from the Medium-Density Residential District (R-2) to the Light Industrial District (LI)
329-2021	6-21-2021	Changing the zoning classification of a tract of land on the northern and eastern sides of Merts Drive, commonly referred to as Featherton Crossing Subdivision, Phase 5, identified as 460-00465-0-0000 containing 28.721 acres, held of record by Forino Company LP, from Mixed Use District (MU) to Medium-Density Residential District (R-2)
332-2022	1-17-2022	Changing the zoning classification of a tract of land located on the northeast side of Campus Road identified as 933 Campus Road, Lancaster County Tax Account No. 460-95914-0-0000, from its present classification as Institutional District (IN) to a new classification of Medium-Density Residential District (R-2)
333-2022	2-21-2022	Changing the zoning classification of a tract of land located on the northeast side of Campus Road identified as 611 Campus Road, Lancaster County Tax Account No. 460-16065-0-0000, from its

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		present classification as Institutional District (IN) to a new classification of Low-Density Residential District (R-1)
334-2022	7-18-2022	Changing the zoning classification of a tract of land located on the south side of Route 283 (SR 0283) and the terminus of Eagle Parkway identified as Lancaster County Tax Account Number 460-00465-0-0000, from its existing classification as Medium-Density Residential District (R-2) to a new classification of Mixed Use District (MU)
336-2022	8-15-2022	Changing the zoning classification of a tract of land located on the east and west sides of Aberdeen Road, identified as 125 Aberdeen Road, Lancaster County Tax Account No. 460-53904-0-0000, from its present classification as part Rural District (R) and part Agricultural District (A) to a new classification of entirely Agricultural District (A)