

ZONING

240 Attachment 10

Township of West Donegal

Zoning Map Amendments

A. Zoning reclassification.

- (1) Amending Zoning Map of the Zoning Ordinance of West Donegal Township by changing classification of tract on south side of Route T-857, also known as Amosite Road, from Rural District to Residential District R-2: **[Adopted 6-5-1972 by Ord. No. 13-1972]**
- (2) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land containing 67.50 acres, located on the north and south sides of West Ridge Road, west of Rutts Road, from Rural District to Residential District R-2. **[Adopted 6-22-1988 by Ord. No. 51-1988]**
- (3) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land containing 6.353 acres, more or less, located on the east side of Wilkens Street (formerly Frey's Road) and to the north of Oak Street in the Village of Newville, Township of West Donegal, County of Lancaster and Commonwealth of Pennsylvania, from Rural District to Residential District R-2. **[Adopted 5-4-1989 by Ord. No. 56-1989]**
- (4) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land containing 6.3 acres, more or less, situated on the west side of Newville Road, approximately 2,000 feet south of the intersection of Newville Road and Route 230 from Industrial District to Rural District. **[Adopted 5-7-2001 by Ord. No. 131-2001]**
- (5) Adopting a supplement to the West Donegal Township Official Map.¹ **[Adopted 5-6-2002 by Ord. No. 139-2002]**
- (6) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land containing 3.35 acres, more or less, located on the north side of Maytown Avenue approximately 750 feet south of the Amtrak railroad crossing in the Township of West Donegal, Lancaster County, Pennsylvania, from R-2 Residential District to R-3 Residential District. **[Adopted 9-13-2004 by Ord. No. 156-2004]**
- (7) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land containing 20.79 acres, more or less, situate on the south side of West Ridge Road, in the Township of West Donegal, Lancaster County, Pennsylvania from R-1 Residential District to R-2 Residential District. **[Adopted 12-6-2004 by Ord. No. 157-2004]**

¹ Editor's Note: See now Ch. 28, Official Map.

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- (8) Amending the Zoning Ordinance of West Donegal Township by changing the zoning classification of a tract of land situate on the east side of Maytown Road, north and south of its intersection with West Ridge Road, containing five acres, more or less, from Rural District to part Commercial District (approximately 4.38 acres) and part R-2 Medium Density Residential District (approximately .8 acre). **[Adopted 12-3-2007 by Ord. No. 178-2007]**

- (9) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from Institutional District (IN) to R-2 Residential District: **[Adopted 9-6-2011 by Ord. No. 189-2011]**

Lancaster County Tax Account No.	Address	Record Owner
160-61554-0-0000	2 Freys Road	West Donegal Township

- (10) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from Rural District (R) to Institutional District (IN): **[Adopted 9-6-2011 by Ord. No. 189-2011]**

Lancaster County Tax Account No.	Address	Record Owner
160-37519-0-0000	Bainbridge Road	Waste Management Disposal Services
160-09020-0-0000	7 Bainbridge Road	Waste Management Disposal Services
160-77755-0-0000	Maytown Road	Waste Management Disposal Services
160-75883-0-0000	West Ridge Road	Waste Management Disposal Services
160-81594-0-0000	345 West Ridge Road	Waste Management Disposal Services
160-60736-0-0000	349 West Ridge Road	Waste Management Disposal Services

- (11) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from Rural District (R) to R-2 Residential District: **[Adopted 9-6-2011 by Ord. No. 189-2011]**

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**Lancaster County Tax
Account No.**

Address

Record Owner

160-61345-0-0000	678 West Ridge Road	Debora A. Sartain
160-71351-0-0000	638 West Ridge Road	Michael T. & Kellie Peters
160-78486-0-0000	624 West Ridge Road	Beverly A. Cutaiair
160-84384-0-0000	604 West Ridge Road	John R. & Kelly DiGiulio

- (12) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from R-2 Residential District to R-3 Residential District: **[Adopted 9-6-2011 by Ord. No. 189-2011]**

**Lancaster County Tax
Account No.**

Address

Record Owner

160-68509-0-0000	227 Maytown Road	Cheryl R. Espenshade
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- (13) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from Rural District (R) to Agricultural District (A): **[Adopted 9-6-2011 by Ord. No. 189-2011]**

**Lancaster County Tax
Account No.**

Address

Record Owner

160-29022-0-0000	252 Furnace Hill Road	Kevin J. & Julie A. Schick
160-82597-0-0000	304 Furnace Hill Road	Brian K. & Tara L. Gipe
160-78759-0-0000	510 Hess Road	Robert D. & Pamela E. Retherford
160-32744-0-0000	508 Hess Road	Donald T. & Nanette K. Lamb
160-19264-0-0000	440 Hess Road	James V. Kinsey; Betty Kinsey; Vernon & Helen Kinsey
160-70121-0-0000	405 Hess Road	Troy M. & Paula Retherford
160-38969-0-0000	317 Hess Road	Norman Jr. & Helen Zeager
160-38926-0-0000	205 Hess Road	J. Mark & Mary K. Miller
160-36263-0-0000	281 Hess Road	David G. & Fern L. Miller
160-34570-0-0000	2335 Turnpike Road	David G. & Fern L. Miller
160-31192-0-0000	5338 Bossler Road	Harvey W. & Susan L. Espenshade

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- (14) The Code of Ordinances of the Township of West Donegal, Chapter 240 thereof, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, is hereby amended by changing the zoning classification of the following tracts of land from Agricultural District (A) to Rural District (R): **[Adopted 9-6-2011 by Ord. No. 189-2011]**

Lancaster County Tax Account No.	Address	Record Owner
160-23247-0-0000	1219 Stone Mill Drive	Stuart L. & Doris M. Heisey
160-09064-0-0000	1239 Stone Mill Drive	Paul E. & Marilyn M. Rehkugler
160-13452-0-0000	508 Miller Road	Jace A. & Michelle Ingham
160-09210-0-0000	550 Miller Road	Ruth A. Smith
160-04142-0-0000	560 Miller Road	Gerald Roeder
160-96176-0-0000	570 Miller Road	Eric J. & Judith W. Whitacre
160-86818-0-0000	580 Miller Road	Arthur W. & Suzanne L. Lloyd
160-75439-0-0000	590 Miller Road	Robert L. & Gloria J. Gordon

- (15) The Official Zoning Map of West Donegal Township, as set forth in the Zoning Ordinance in § 240-15, Official Zoning Map, is modified as follows: The zoning classification of a 1.791-acre tract of land located on the south side of Harrisburg Avenue (S.R. 4018) in West Donegal Township, Lancaster County, Pennsylvania, is hereby changed from Commercial (C) District to Industrial (I) District, said tract being described on Exhibit 1 and depicted on Exhibit 2.² **[Added 1-5-2015 by Ord. No. 2011-2015]**

- (16) The Code of Ordinances of the Township of West Donegal, Chapter 240, Zoning, Article VI, Zoning Districts, § 240-15, Official Zoning Map, shall be amended by changing references from Residential District (R-1) to R-1 Low-Density Residential District; Residential District (R-2) to R-2 Medium-Density Residential District; Residential District (R-3) to R-3 High-Density Residential District; Commercial District (C) to General Commercial (GC) District; Industrial District (I) to General Industrial (GI) District; and Quarry District (Q) to Mining and Natural Extraction (MNE) District. **[Added 12-21-2015 by Ord. No. 221-2015]**

- (17) The Zoning Ordinance of West Donegal Township is hereby amended by changing the zoning classification of a 10.634 acre portion of a tract of land containing 42.698 acres, more or less, situate at 2388 North Market Street, in the Township of West Donegal, Lancaster County, Pennsylvania, as more fully described in Exhibit “A”³ attached hereto and hereby incorporated by reference into this ordinance, from its

² Editor’s Note: Said exhibits are on file in the Township offices.

³ Editor’s Note: Said exhibit is on file in the Township offices.

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present classification as General Commercial (GC) District to General Industrial (GI) District, resulting in the entire 42.698 acre tract being classified as General Industrial (GI) District. **[Added 4-10-2017 by Ord. No. 226-2017]**

- (18) The Zoning Ordinance of West Donegal Township is hereby amended by changing the zoning classification of those tracts of land bounded by Foreman Road, Anchor Road, and the Amtrak railroad tracks identified below which are presently classified as General Industrial (GI) District or Institutional District to a new classification as General Commercial (GC) District: **[Added 8-12-2019 by Ord. No. 235-2019]**

Property Owner(s)	Street Address	Tax Account Number
Sean P. Burke and Danielle Burke	370 Anchor Road	160-32930-0-0000
Sean P. Burke and Danielle Burke	Anchor Road	160-04768-0-0000
Marlin A. Winters, Jr.	Anchor Road Lot 4	160-95418-0-0000
Janmichael Paules Kramer	340 Anchor Road	160-13690-0-0000
American Association of Meat Processors	Foreman Road	160-83932-0-0000
Douglas A. Smith and Somer J. Smith	45 Foreman Road	160-53997-0-0000
Linda K. Foreman	51 Foreman Road	160-28250-0-0000
Linda K. Foreman	Foreman Road	160-47641-0-0000
Linda K. Foreman	Foreman Road	160-73324-0-0000
Rheems Fire Company No. 1	Anchor Road	160-33940-0-0000

- (19) The Zoning Ordinance of West Donegal Township is hereby amended by changing the zoning classification of those tracts of land bounded by Newville Road on the north, North Market Street on the east, the southern boundary of One Hollinger Lane on the south, and the railroad tracks on the west, other than those properties fronting on North Market Street classified as General Commercial (GC) District identified below and shown on Exhibit B to a new classification as Limited Commercial (LC) District: **[Added 8-10-2020 by Ord. No. 239-2020]**

Property Owner(s)	Street Address	Tax Account Number
Abel, David Z.	1000 North Market Street	160-16740-0-0000
DAS Real Properties, LLC	1 Hollinger Lane	160-00763-0-0000
DAS Distributors, Inc.	1160 North Market Street	160-71263-0-0000
DAS Distributors, Inc.	North Market Street Lots 66-70	160-85860-0-0000
DAS Distributors, Inc.	Newville Road	160-90940-0-0000
DAS Distributors, Inc.	1492 North Market Street	160-92004-0-0000
DAS Distributors, Inc.	North Market Street Lots 43-61	160-59060-0-0000
Newville Acquisition LLC	406 Newville Road	160-91562-0-0000

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- (20) The Zoning Ordinance of West Donegal Township is hereby amended by changing the zoning classification of a thirty-acre portion of a tract containing 59.7 acres, more or less, fronting on Landis Road, in the Township of West Donegal, Lancaster County, Pennsylvania, as more fully described in Exhibit "A"⁴ attached hereto and hereby incorporated by reference into this ordinance, from its present classification as Agricultural (A) District to a new classification of Mining and Natural Extraction (MNE) District. **[Added 10-11-2021 by Ord. No. 247-2021]**

⁴ Editor's Note: Said exhibit is on file in the Township offices.