

**ORDINANCE NO. 2025-01
HELLAM TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF HELLAM TOWNSHIP, YORK
COUNTY, PENNSYLVANIA, AMENDING THE ZONING
ORDINANCE OF THE TOWNSHIP OF HELLAM**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Hellam, and it is hereby enacted and ordained, as follows:

SECTION 1: The Zoning Ordinance of the Township of Hellam, No 2016-03, as amended, and as codified in Chapter 490 of the Code of the Township of Hellam is further amended as follows:

A. Section 490-159.B shall be amended to read as follows:

Receiving areas. For purpose of the transfer of transferable development rights, the Residential Zone (R), Mixed-Use 1 Zone (MU-1), Mixed-Use 2 Zone (MU-2), Commercial/Industrial Zone (C/I), Kreutz Creek Interchange Zone (KCI), and Interchange Zone (I) shall be designated as the "Receiving Zone."

B. Section 490-160.G shall be amended to read as follows:

Use of transferable development rights in the Commercial/Industrial Zone ~~and~~ the Interchange Zone, Kreutz Creek Interchange Zone. Use of transferable development rights within the Commercial/Industrial Zone, ~~and~~ Interchange Zone, Kreutz Creek Interchange Zone is not required. Landowners may use transferable development rights within the Commercial/Industrial Zone, ~~and~~ Interchange Zone, and Kreutz Creek Interchange Zone to increase the permitted intensity of a proposed development. For each development right, the impervious surface coverage of the developing tract may be increased by 4,000 square feet up to the maximum allowed coverage in the receiving district. **[Amended 12-15-2016 by Ord. No. 2016-03]**

C. Section 490-162.C shall be amended to read as follows:

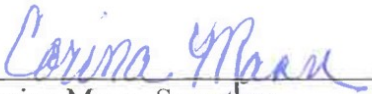
If the Township abolishes the transferable development rights program, no developer may attach transferable development rights to any land within the Rural-Agricultural, Commercial/Industrial, Residential, Village Overlay, Mixed-Use 1, Mixed-Use 2, Kreutz Creek Interchange or Interchange Zones after the effective date of the ordinance abolishing the transferable development rights program unless: **[Amended 8-21-2008 by Ord. No. 2008-07; 12-15-2016 by Ord. No. 2016-03]**

SECTION 2.

Enacted and Ordained by the Board of Supervisors of Hellam Township, York County, Pennsylvania, in lawful session assembled, this 21st day of August, 2025.

TOWNSHIP OF HELLAM

Attest:


Corina Mann, Secretary


Dave Cox, Chairman