

ZONING

325 Attachment 1

**Township of Springettsbury**

**APPENDIX A  
Zoning Map Amendments**

Rezoning a certain area of land from Professional Office to Commercial Highway. **[Adopted 2-13-1992 by Ord. No. 1992-01]**

Changing the classification of certain parcels of land on the north side of East Market Street from Industrial to Commercial. **[Adopted 8-24-1997 by Ord. No. 1997-16]**

Rezoning a certain area of land from Professional Office and Residential-2 to Commercial Highway. **[Adopted 8-22-1996 by Ord. No. 1996-04]**

Changing the classification of a three-acre parcel of land at the southeast corner of the intersection of East Market Street (SR 0462) and Stonewood Road (SR 1017) from Industrial to Commercial Highway. **[Adopted 12-22-1997]**

Changing the zoning of the following areas to Flexible Development: **[Adopted 12-9-1999 by Ord. No. 1999-09; amended 11-14-2001 by Ord. No. 2001-16; 7-24-2003 by Ord. No. 2003-12]**

<b>Tax Parcel Number</b>	<b>Location</b>	<b>Description</b>
JJ-8	138 Mt. Zion Road	York Container
JJ-6-C	2955 East Market Street	Home Depot Warehouse
JJ-6-A	2955 East Market Street	McCroly's Distribution
JJ-7-F	Mt. Zion Road	Bon Ton Distribution
JJ-7-E	Mt. Zion Road	Bon Ton Distribution
JJ-7-G	Mt. Zion Road	Bon Ton Distribution
JJ-5-B	Northern Way	Hechingers
JJ-4	Memory Lane and Industrial Highway	Cronheim
JJ-5	Industrial Highway	ICI Paints
JJ-3	201 Memory Lane	New Eastern Market
JJ-4-B	Memory Lane and Industrial Highway	Former Lowes
JJ-4-A	Memory Lane and Industrial Highway	Sheetz
JJ-20	Memory Lane	Caterpillar
JJ-20-A	Memory Lane	Caterpillar
46-14-328-F	3015 Eastern Boulevard	From R2 Medium Density to O-Professional Office
46-28-25-A	2900 Eastern Boulevard	From R2 Medium Density to O-Professional Office
46-21-44	Vacant land on south side of Eastern Boulevard at Mills Street and Moul Street	From R2 Medium Density to O-Professional Office
46-2-307	Ohev Shalom Synagogue, 2251 Eastern Boulevard.	From R-2 Medium Density to AO - Apartment Office.

Changing the classification of Tax Map 6, Parcel 95, an area of 0.2 acres, from R2 Medium Density Residential to CH Commercial Highway. **[Adopted 1-13-2005 by Ord. No. 2005-02]**

SPRINGETTSBURY CODE

Rezoning a parcel of land located at 3000-3014 East Market Street from the current Neighborhood Commercial (N-C) and Mixed Use (M-U) Districts to the Mixed Use (M-U) District. **[Adopted 12-11-2008 by Ord. No. 2008-10]**

Rezoning a certain area of land from Neighborhood Commercial/Historic to Mixed Use as a part of the Town Center Plan. **[Adopted 3-25-2010 by Ord. No. 2010-02]**

Rezoning to Flexible Development. **[Adopted 10-8-2015 by Ord. No. 2015-09]**

A. Rezoning the following parcels from the current R-1, High Density Residential District to F-D, Flexible Development District:

(1) Owner: York Container Company  
Tax Map Parcel No: 46-000-JJ-0018-000000  
Deed Reference: Book 96-Z, Page 743  
Acreage: 7.080 acres, less an area 77.44' wide by 376.37' long adjacent to East Market Street and as crossed out on Exhibit "A" attached hereto.<sup>1</sup>

(2) Owner: York Container Company  
Tax Map Parcel No: 46-000-JJ-00-18A-000000  
Deed Reference: Book 84-H, Page 143  
Acreage: 4.90 acres

B. Rezoning the following parcels from the current G-I, General Industrial District to F-D, Flexible Development District:

(1) Owner: York Container Company  
Tax Map Parcel No: 46-000-JJ-0022-000000  
Deed Reference: Book 54-K, Page 306  
Acreage: 1.95 acres

Rezoning 13 parcels of land from the current N-C, Neighborhood Commercial District to the M-U, Mixed-Use District and to add said parcels to the Town Center Overlay Map. **[Adopted 2-23-2017 by Ord. No. 2017-01]**

**Rezoning the following parcels from the current C-H Commercial Highway District to the R-1 High Density Residential District: [Adopted 9-14-2017 by Ord. No. 2017-08]**

Parcel	Owner	Address
46000JJ0058F000000	Market Street Commons, L.P.	Cinema Drive
46000JJ0058G000000	Market Street Commons, L.P.	Stone Ridge Road

**Adding the following parcels to the Town Center Overlay: [Adopted 7-26-2018 by Ord. No. 2018-09]**

46-000-KJ-00-01-0000000	York Galleria, LP	2899 Whiteford Road
46-000-KJ-000-1P-000000	BT York (PA) Business Trust	2899 Whiteford Road
46-000-KJ-000-1Q-000000	Pax Mall Realty Company, LP	2899 Whiteford Road

<sup>1</sup> Editor's Note: Said exhibit is on file in the Township offices.

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Rezoning the following 10 parcels from the current B -I Business Industrial District to the G -I General Industrial District: **[Adopted 10-24-2019 by Ord. No. 2019-04]**

<b>Parcel</b>	<b>Owner</b>	<b>Address</b>
1. 46000JJ00460000000	Market Industrial LLC C/ O SK Realty Management	3750 East Market Street
2. 46000JJ0047F000000	Kinsley Equities II LTD Part	Innovation Drive
3. 46000JJ0047E000000	Kinsley Equities II	Innovation Drive
4. 46000JJ0046B000000	Kinsley Equities II Limited Partnership	10 Innovation Drive
5. 46000JJ0047D000000	R3C Holdings LLC	20 Innovation Drive
6. 46000KJ0082A0T0003	Verizon Wireless	3900 East Market Rear Street
7. 46000JJ0047C000000	Springettsbury Township	Locust Grove Road
8. 46000KJ00830000000	Cooper Tools LLC NKA Apex Tool Group LLC	3990 East Market Rear Street
9. 46000KJ01050000000	Penna Perlite Corporation	125 Stonewood Road
10. 46000KJ0105C000000	American Hydro Corporation	135 Stonewood Road