

**TOWNSHIP OF SPRINGETTSBURY  
YORK COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 2025-10**

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**AN ORDINANCE OF THE TOWNSHIP OF SPRINGETTSBURY, YORK  
COUNTY, PENNSYLVANIA AMENDING THE SPRINGETTSBURY TOWNSHIP  
ZONING ORDINANCE, TO INCORPORATE PROVISIONS CLARIFYING THE  
INTERACTION OF THE FLEXIBLE DEVELOPMENT OVERLAY WITH OTHER  
ZONING DISTRICTS**

**WHEREAS**, Article XX of the Springettsbury Township Zoning Ordinance (the “Zoning Ordinance”), which permits the Board of Supervisors of the Township of Springettsbury, York County, Pennsylvania (the “Board of Supervisors”) to apply the development regulations described therein as an overlay (the “Flexible Development Overlay”), does not contain provisions addressing the interaction of the Flexible Development Overlay with other overlay districts and underlying districts in the Township of Springettsbury, York County, Pennsylvania (the “Township”).

**WHEREAS**, the lack of clarity with respect to the interaction of the Flexible Development Overlay and other zoning districts in the Township creates uncertainty which could lead to inconsistencies with regard to the application of the Flexible Development Overlay and potentially render the application of the Flexible Development Overlay meaningless in certain scenarios.

**WHEREAS**, the application of the Flexible Development Overlay is solely at the discretion of the Board of Supervisors, in accordance with §325-89.C.(2) and (3) of the Zoning Ordinance, thus if an application to apply the Flexible Development Overlay is approved by the Board of Supervisors, the provisions of the Flexible Development Overlay should be able to be applied in accordance therewith.

**WHEREAS**, specifically including provisions in the Zoning Ordinance addressing the interaction of the Flexible Development Overlay and other zoning districts in the Township promotes clarity and consistency allowing both staff and residents of the Township to have a better understanding with respect to the application and enforcement of the Zoning Ordinance.

**WHEREAS**, the Board of Supervisors desires to amend and modify §325-89.C. of the Zoning Ordinance, as set forth herein, to clarify how the provisions of the Flexible Development Overlay are to be interpreted in accordance with the provisions of other zoning districts in the Township.

NOW, THEREFORE, the following amendment to the Zoning Ordinance is hereby ordained and enacted by the Board of Supervisors:

1. **Amendment of §325-93.** §325-89.C. of the Zoning Ordinance is amended and modified to add the following new paragraph (4) immediately preceding §325-89.C.(3) of the Zoning Ordinance as follows:

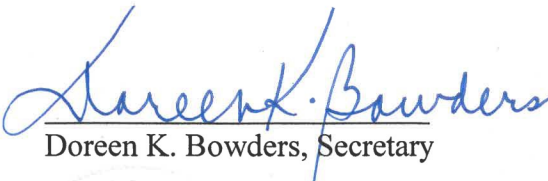
“(4) The Flexible Development Overlay described in this article shall be an overlay to any zoning districts to which the Flexible Development Overlay can be applied and, as such, the provisions for the Flexible Development Overlay shall serve as a supplement to the provisions of any such districts upon the application of the Flexible Development Overlay by the Township Board of Supervisors. If the Flexible Development Overlay is applied to any property to which the Flexible Residential Overlay, Traditional Neighborhood Overlay, and/or Town Center Overlay has been or could be applied, the provisions of the Flexible Development Overlay shall supplant the provisions of any such districts upon the application of the Flexible Development Overlay by the Township Board of Supervisors. Where there happens to be any conflict between the provisions or requirements of the Flexible Development Overlay and those of any applicable underlying district, the Flexible Development Overlay provisions shall apply. In the event that any provision concerning the Flexible Development Overlay is declared inapplicable as a result of any legislative or administrative actions or judicial discretion, the basic underlying district provisions shall remain applicable.”

2. **Effective Date.** This Ordinance shall become effective five (5) days following passage of it by the Board of Supervisors.
3. **Repealer.** All ordinances or parts of ordinances inconsistent herewith are expressly repealed to the extent of such inconsistency.

ENACTED AND ORDAINED, this 11<sup>th</sup> day of December, 2025.

ATTEST:

**THE BOARD OF SUPERVISORS  
OF THE TOWNSHIP OF SPRINGGETTSBURY**

  
Doreen K. Bowders, Secretary

By:   
Mark M. Swomley, Chairman