

TOWNSHIP OF WARWICK
Lancaster County, Pennsylvania

ORDINANCE NO. 307

AN ORDINANCE OF THE TOWNSHIP OF WARWICK, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE WARWICK TOWNSHIP CODE OF ORDINANCES, CHAPTER 340, ZONING, BY CREATING A NEW QUARRY SUPPORT OVERLAY ZONE THAT WILL APPLY TO A PORTION OF THE PROPERTIES WITH TAX PARCEL ID NOS. 600-54272-0-000 AND 600-50618-0-0000 THAT ARE LOCATED ALONG ERBS QUARRY ROAD

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Warwick Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Warwick Township Code of Ordinances, Chapter 340, Zoning, Article II, Zone Regulations, is amended by inserting a new Section 340-20.1, Quarry Support Overlay Zone (QSO), with zone regulations as more fully set forth in the exhibit attached hereto as Exhibit "A" which is incorporated herein by reference.

Section 2. The Warwick Township Code of Ordinances, Chapter 340, Zoning, Article III, General Provisions, Section 340-45 Transferable development rights, is amended to add a new subsection (d) to § 340-45.G(1) as follows:

- (d) For each TDR that is approved for conveyance according to § 340-45.G(2) and (3) and § 340-45.E(2) to increase permitted lot coverage in the Quarry Support Overlay Zone (QSO), the transferee is entitled to an increase in permitted lot coverage of 4,000 square feet, up to a maximum lot coverage of 80% as regulated by § 340-20.1 of this chapter.

Section 3. The Warwick Township Zoning Map, which is established by the Code of Ordinances, Chapter 340, Zoning, Article I, Section 340-7, Zoning Map, is hereby amended to include within the Quarry Support Overlay Zone a portion of the property with a Tax Parcel Id # 600-54272-0-000 consisting of approximately 16 acres located at 929 Erbs Quarry Road and a portion of the property with a Tax Parcel Id # 600-50618-0-0000 consisting of approximately 3 acres located at 919 Erbs Quarry Road as depicted in Exhibit "B" and as described in Exhibit "C."

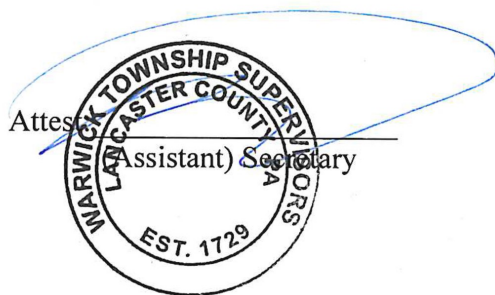
Section 4. All other sections, parts and provisions of the Warwick Township Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the

remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 6. These amendments shall take effect and be enforced immediately after their approval as provided by law.

DULY ORDAINED AND ENACTED this 15th day of July, 2026, by the Board of Supervisors of Warwick Township, Lancaster County, Pennsylvania, in lawful session duly assembled.



[Township Seal]

WARWICK TOWNSHIP
Lancaster County, Pennsylvania

By: [Signature]
(Vice) Chair

Exhibit A

§ 340-20.1 Quarry Support Overlay Zone (QSO).

- A. Purpose. The purpose of this zone is to provide an overlay zoning district in appropriate areas of the Township, adjacent to an existing quarry, to allow uses and operations that support existing quarry operations in order to preserve and support quarrying as an important industry while establishing reasonable standards to prevent conditions which would substantially interfere with the enjoyment or use of other properties.
- B. Permitted uses.
 - (1) Quarry support operations including but not limited to conveying, processing, recycling, storing and loading of natural raw materials from an existing quarry operation as well as recycling and processing of concrete and related materials.
 - (2) Truck loading facilities of materials processed as part of an existing quarry operation.
 - (3) Accessory uses to an existing quarry operation, including storm water management facilities.
 - (4) All uses permitted within the underlying zoning district.
- C. Prohibited uses.
 - (1) No extraction or removal of materials from the ground or a pit is permitted within the quarry support overlay zone.
- D. Site plan requirements. As a part of each application to provide additional support areas to an existing and adjacent quarry operation the applicant shall furnish an accurately surveyed site plan showing the location of the tract or tracts of land to be used. The surveyed site plan shall be certified by a registered professional engineer or a registered professional land surveyor with assistance from experts in related fields and shall include the following:
 - (1) The boundaries of the proposed land affected, together with the drainage area above and below the area.
 - (2) The location and names of all streams, roads, railroads and utility lines on or immediately adjacent to the area.
 - (3) The location of all buildings within 1,000 feet of the outer perimeter of the area affected, and the names and addresses of the owners and present occupants.
 - (4) The purpose for each area of the tract or tracts of land to be used for quarry support operations and how such areas will be integrated and used as part of an existing quarrying operation.
 - (5) The name of the owner of the affected area and the names of adjacent landowners, the municipality and the county.
- E. Minimum area allowed for new quarry support operations: 5 acres.
- F. Maximum area allowed for new quarry support operations: 25 acres.

- G. Fencing. A fence measuring at least eight feet in height must enclose the area of actual quarrying support operations.
- H. Setback. Applicant shall establish that the Pennsylvania Department of Environmental Protection (DEP) has approved all setback and distance limitations depicted on Applicant's site plan for the quarry support operations based on applicable DEP requirements or a DEP approved waiver.
- I. Access. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties. All access drives aprons shall have bituminous or concrete pavement. The access drive apron to be paved shall be the portion of the access drive closest to the public road to the point where the access drive turn radius from the public road intersects the access drive within the site. Access drives along state roads shall be designed to meet the applicable design standards of the Pennsylvania Department of Transportation and access drives along local roads shall be designed to meet the applicable design standards of the Warwick Township Subdivision and Land Development Ordinance.
- J. Berm. A berm with a minimum height of ten (10) feet shall be installed around all areas used for quarry support operations. The height of the berm shall be increased to fifteen (15) feet when the quarry support operations adjoin a property within a residential zoning district. The berm shall be completely covered and maintained in an approved vegetative ground cover and shall meet all DEP requirements.
- K. Screening. A landscape screen consisting of evergreen trees shall be planted on the top of the berm. The evergreen trees shall be planted not less than five feet in height at the time of planting and shall be planted at intervals of not more than 10 feet. The landscape screen shall be permanently maintained with any dead trees removed and replaced.
- L. Maximum lot coverage: 60%. For each transferrable development right acquired and applied, as regulated by Section 340-45 of this chapter, an additional 4,000 square feet of lot coverage shall be permitted, to a maximum of 80% lot coverage.
- M. Minimum lot width: 150 feet.
- N. Maximum permitted structural height. The height of any new principal or accessory structure shall not exceed 35 feet, except that water tanks, mechanical conveyors and other mechanical appurtenances needed to process, store or deliver quarry materials may be built to a height not exceeding 75 feet above the finished grade when erected upon or as an integral part of an existing quarry operation. All structures extending above 35 feet from grade shall be set back a distance at least equal to their height from all property lines.
- O. Signs. Signs shall be permitted as specified in § 340-37 of this chapter.
- P. Circulation, Access, Loading and Parking Design. Applicant shall provide an internal circulation plan demonstrating a safe and efficient design related to internal loading, parking and access within all quarry support operations areas. Internal areas of quarry support operations used for circulation, access, loading and parking can use a compacted gravel surface.

- Q. Stormwater and floodplain standards. DEP stormwater management and floodplain regulations shall apply to those areas of a quarry support operation located within an area covered by a DEP mining permit. For any areas not covered by a DEP mining permit, Applicant shall comply with the applicable stormwater management and floodplain requirements of Warwick Township's ordinances.
- R. Quarry Support Operations Standards. All quarry support operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies.
- S. Modifications to Design Standards. Subject to Section 340-131 of this Chapter, the Board of Supervisors may by conditional use modify the design standards for quarry support operations if it is demonstrated to the satisfaction of the Board that the proposed modifications will not undermine the intent and purpose of the QSO District and all requirements of DEP have been satisfied.

Exhibit B

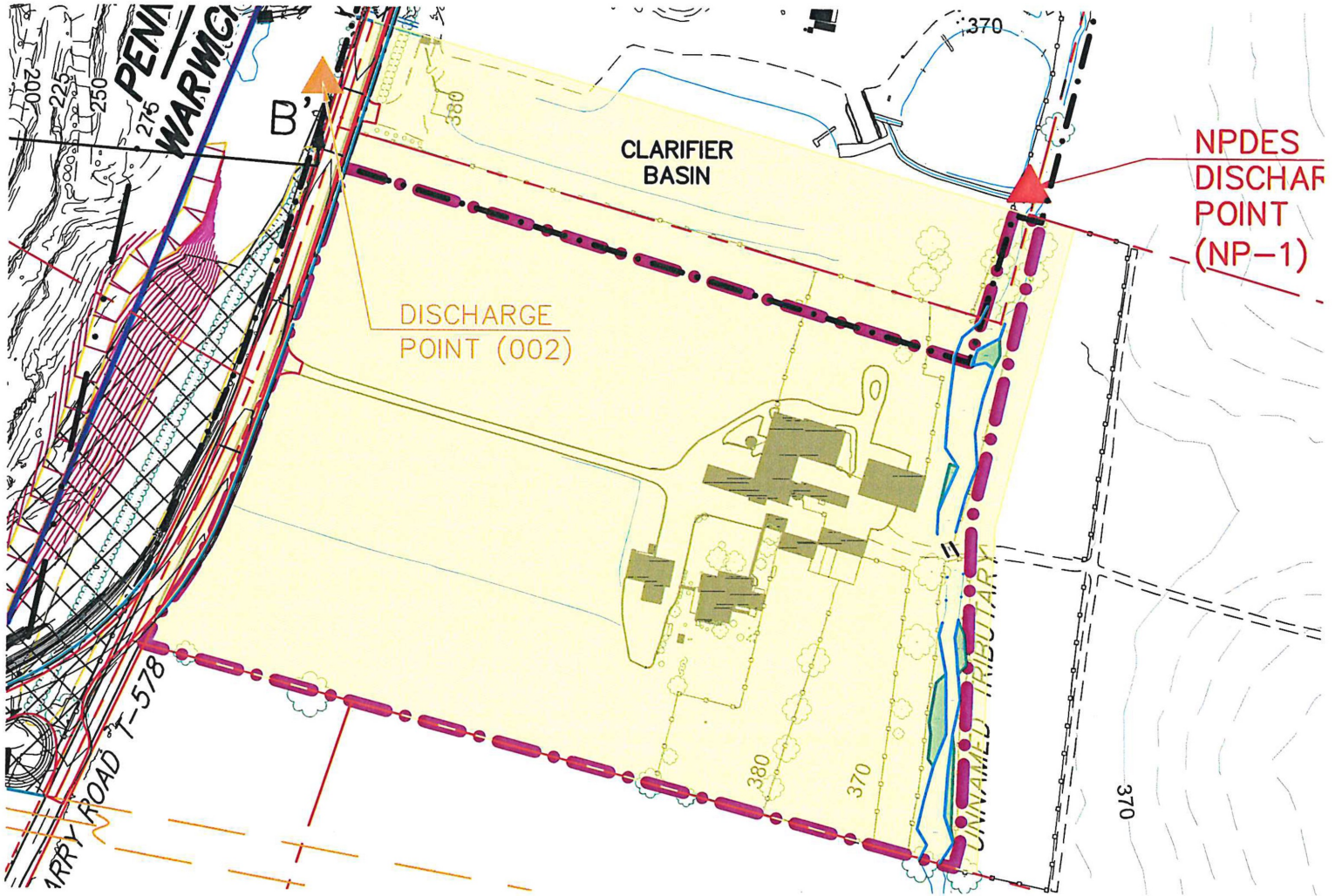


Exhibit C



Surveying & Mapping • Civil Engineering • Land Planning

**SUBJECT: Legal Description – Exhibit C
 Rohrer's Quarry Support Overlay Zone
 Warwick Township, Lancaster County, Pennsylvania**

ALL THAT CERTAIN lot of land identifies as an area to be included within the quarry support zone, as shown in Exhibit B of Ordinance No. _____ for creating a new quarry overlay zone, recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, as Instrument No. _____. Said lot situated on the east side of Erb's Quarry Road (T-578), located in the Township of Warwick, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point near the center of Erbs Quarry Road (T-578), thence leaving said road and through the lands now or formerly of Rohrer's Quarry, Inc. the following four (4) courses and distances; 1) South seventy-three degrees fifty-four minutes thirty-one seconds East (S73°54'31"E) eight hundred ninety-two and twenty-two hundredths (892.22) feet to a point, 2) South seventy-three degrees fifty-four minutes thirty seconds East (S73°54'30"E) sixty and no hundredths (60.00) feet to a point, 3) South fourteen degrees thirty-two minutes forty-six seconds West (S14°32'46"W) four hundred two and thirty hundredths (402.30) feet to a point, 4) South two degrees forty minutes thirty-four seconds West (S02°40'34"W) four hundred fifty-two and thirty-nine hundredths (452.39) feet to a point in line of lands now or formerly of Larry Dale Garber, thence by said lands North seventy-four degrees fifty-six minutes twenty-five seconds West (N74°56'25"W) one thousand one hundred forty-two and twenty-five hundredths (1142.25) feet to a point near the center of Erbs Quarry Road (T-578), thence in and along the center of said road, the following three (3) courses and distances; 1) North twenty-five degrees twenty-seven minutes twenty-nine seconds East (N25°27'29"E) two hundred thirty-five and forty-nine hundredths (235.49) feet to a point, 2) along a curve to the right with a radius of one thousand nine hundred forty-five and no hundredths (1945.00) feet, with an arc length of two hundred sixty-two and thirty-three hundredths (262.33) feet, the chord thereof being North twenty-one degrees thirty-five minutes thirty-nine seconds East (N21°35'39"E) two hundred sixty-two and thirteen hundredths (262.13) feet to a point, 3) North seventeen degrees forty-three minutes forty-nine seconds East (N17°43'49"E) three hundred sixty-nine and sixty-five hundredths (369.65) feet to the **POINT OF BEGINNING**.

CONTAINING 19.7934 acres

BEING part of the Rohrer's Quarry, Inc. deed recorded as 6450177.

BEING part of Tax Account No. 600-54272-0-0000.

BEING all of the Rohrer's Quarry, Inc. deed recorded as 5096109.

BEING part of Tax Account No. 600-50618-0-0000.

UNDER AND SUBJECT to all notes, easements, conditions, rights-of-way and restrictions as shown on the above referenced plan and as may exist of record.

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