

# ZONING

## 27 Attachment 8

### Township of Old Lycoming

#### Zoning Map Amendments

Ord./Res	Date	Subject
175, §§ 11, 12	7/20/1994	Reestablishing R-S (Residential-Suburban) District in the following area:
		All that land situate in Old Lycoming Township bounded on the north by Mill Lane, on the east by a line 230 feet west of the center line of Dewey Avenue and parallel with Dewey Avenue, on the south by spring run road, on the west by Spring Run Road, excepting only the Industrial District.
		Amending to mark the following described area R-R:
		All that certain land situate in the Township of Old Lycoming, bounded on the north by Wheatland Avenue and Lycoming County real estate assessment parcels 43-04-213, 216, 400b, and 400c, on the east by Spring Run Road, on the south by the Williamsport City line with Old Lycoming Township, on the west by property line of Lycoming County real estate assessment parcels 43-349-113, 116a, 122, 121, and the numbered land in subdivision known as Keyser Estates
189	2/10/1998	Amending to extend the commercial zone on the west side of Dewey Avenue to the east side of Frederick Avenue, south from Kenwood Avenue to existing commercial zone
221	4/11/2006	Changing the existing Industrial Zoning District (I) situated in the northern end of the Old Lycoming Township, just south of the Old Lycoming/Lycoming Township line, between the Lycoming Creek Road and U.S. Route 15, to a Commercial Zoning District (C); said area being bounded by the Old Beauty's Run Road on the north, Lycoming Creek Road on the east, Colvin Road on the south, and the western line of the Old Elmira Railroad right-of-way on the west.
		Extending the southern line of the existing Commercial Zoning District (C) that borders New Beauty's Run Road on the north, between U.S. Route 15 on the west and the Commercial Zoning District (C) on the west side of the Old Elmira Railroad on the east, into the northern part of the existing Residential Agriculture Zoning District (R-A) said extended area being bounded on the west by the Eastern right-of-way line of U.S. Route 15 and on the east by the existing Commercial Zone on the west side of the Old Elmira Railroad. The southern fine of the extended Zoning District shall have a distance of 1,150 feet running southerly along the eastern right-of-way line of U.S. Route 15, and a distance of 1,082 feet running southerly along the western right-of-way line of the Old Elmira Railroad; said distances both measured in a straight line from the southern right-of way line of New Beauty's Run Road.

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Ord./Res	Date	Subject
240, Art. 15	8/12/2009	<b>1. Zoning District Boundary Realignment Correction</b>
		The purpose of this adjustment is to correct the alignment of a zoning district boundary line which currently divides several small parcels located in the south central part of the Township into two zoning districts. The proposed description of the realigned boundary between the Commercial and Residential Suburban District is as follows:
		”Beginning at a point in the centerline of Mill Lane and Myrtle Lane and running south to Wheatland Avenue following the centerline of Myrtle Lane, thence running further south along the rear property lines of lots facing Dewey Avenue between Wheatland Avenue and Kenwood Avenue.” (See Map Amendment 1.)
		All parcels located to the east of the realigned zoning district boundary will remain zoned Commercial and all parcels to the west of the line will be zoned Residential Suburban.
		<b>2. Proposed Interchange Commercial Zoning District - Foy Avenue and Hepburnville Exits</b>
		The purpose of creating these zones is to provide space within the Township for travel-oriented retail development in close proximity to U.S. Route 15 Interchanges. A description of each area proposed for change is as follows:
		<b>Foy Avenue Interchange</b>
		”Beginning at a point at the intersection of the centerlines of Kenwood Avenue and the western right-of way line of the southbound Foy Avenue Exit of U.S. Route 15 HWY and running south along said right-of-way to the western right-of-way of the Foy Avenue southbound U.S. 15 HWY entrance ramp; thence running further south along said right-of-way to the southern property line of Bottling Group LLC and Cenpro Lane; thence west following the centerline of Cenpro Lane to Dewey Avenue and the southern property line of land belonging to Ramin; thence north following western property lines of lands belonging to Ramin, Breon, Savoy and Hutchinson to Kenwood Avenue; thence east along Kenwood Avenue to the point and place of beginning; including + 22.5 acres.” (See Map Amendment 2.)
		All parcels proposed for inclusion in this Interchange Commercial District are currently zoned Commercial or Industrial.

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Ord./Res	Date	Subject
		<b>Hepburnville Interchange</b>
		<p>”Beginning at a point at the intersection of the centerlines of Beauty Avenue and Lycoming Creek Road and running south along the centerline of Lycoming Creek Road to the intersection of Colvin Road; thence running west along Colvin Road to a point in Colvin Road approximately 215 feet west of the western right-of-way line of the Old Elmira Railroad; thence north through property owned by Hall for a distance of + 470 feet paralleling the Railroad right-of-way; thence west through lands owned by Hall for a distance of + 695 feet to the eastern right-of-way line of U.S. Route 15; thence north along said right-of-way for approximately 1,150 feet to the centerline of New Beauty’s Run Road and the Township boundary with Lycoming Township; thence east along the municipal boundary (also known as Beauty Avenue) to the point and place of beginning; including + 62.5 acres.” (See Map Amendment 3.)</p>
		<p>All parcels proposed for inclusion in this Interchange Commercial District are currently zoned Commercial.</p>
255	4/12/2011	<p>Extending the current Residential Urban District in the east central part of the Township in an easterly direction to include four properties presently zoned Industrial. The area proposed for rezoning is more specifically described as follows: Beginning at a point at the intersection of the centerline of Mill Lane and the western right-of-way line of US Route 15 HWY and running west along the centerline of Mill Lane to a point in the centerline of Catherine Drive; thence running north along the centerline of Catherine Drive and the western property line of land belonging to Larry Rost; thence east along the northern property line of said land belonging to Larry Rost and along the northern property line of land belonging to Eastern Wood Products; thence south along the western right-of-way of US Route 15 HWY to the point and place of beginning.</p>