

ORDINANCE NO. 09-07

AN ORDINANCE TO AMEND THE "CODORUS TOWNSHIP ZONING ORDINANCE" AS ENACTED ON DECEMBER 7, 1974, AND AMENDED ON OCTOBER 12, 1977, JANUARY 28, 1982, FEBRUARY 2, 1984, SEPTEMBER 12, 1984, AUGUST 9, 1989, NOVEMBER 14, 1990, NOVEMBER 11, 1992, FEBRUARY 10, 1993, JULY 13, 1994, NOVEMBER 8, 1995, APRIL 10, 1996, SEPTEMBER 10, 1997, MARCH 11, 1998, SEPTEMBER 9, 1998, MARCH 8, 2000, JULY 12, 2000, JANUARY 10, 2001, JULY 10, 2002, MARCH 12, 2003, OCTOBER 8, 2003, AUGUST 11, 2004, OCTOBER 12, 2005, NOVEMBER 14, 2007, JANUARY 9, 2008, AND AUGUST 13, 2008.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Codorus Township, York County, Pennsylvania that:

1. Section 503(a)(4) of the Codorus Township Zoning Ordinance is hereby amended to delete the same in its entirety and to substitute therefor the following:

4. All the land proposed to be separated is "land of low quality for agricultural use" as defined in this ordinance and is solely for the location of one or more of the uses described in Section 505, use numbers 5, 8, 10, 11, 12, 13, 14, 15, 16, 23, 27, 29 or 33 and is not larger in size than is reasonably necessary for the location of such use or uses.

2. Section 505 of the Codorus Township Zoning Ordinance is hereby amended to delete from the schedule of uses the following:

"15. Communication transmitting and receiving facilities (See Section 610)"

3. Section 505 of the Codorus Township Zoning Ordinance is hereby amended to amend the table of uses by after Use 30, "Group Home (See Section 619(A))" deleting the letters "SE" and substituting therefor the letter "P", to place a star in front of Use 33, and to delete the following: "*Uses described in Nos. 5, 8, 9, 10, 12, 13,14, 15, 16, 23, 27 and 29 must be located on land of low quality for agricultural use as defined in Section 1007(1)(c)(7) of this ordinance." and to substitute therefor the following:

*Uses described in Nos. 5, 8, 9, 10, 12, 13,14, 15, 16, 23, 27, 29 and 33 must be located on land of low quality for agricultural use as defined in this ordinance.

4. Section 512 of the Codorus Township Zoning Ordinance is hereby amended to delete from the schedule of uses the following: "20. Raising and Keeping of Livestock (See Section 642) P" and to substitute therefore the following:

26. Raising and Keeping of Livestock (See Section 642) P

5. Section 523 of the Codorus Township Zoning Ordinance is hereby amended to delete from the schedule of uses the following: "25. Raising and Keeping of Livestock (See Section 642) P" and to substitute therefor the following:

35. Raising and Keeping of Livestock (See Section 642) P

6. Section 607B(8) of the Codorus Township Zoning Ordinance is hereby amended to delete the abbreviation "DER" and to substitute the following "DEP".

7. Section 608(1)(b) of the Codorus Township Zoning Ordinance is hereby amended to delete the same in its entirety and to substitute therefore the following:

"b. If large animals are to be treated (cows, horses, pigs, and the like), such office or hospital may be located only in the Agricultural District and shall have a minimum lot area as

specified for the Agricultural District.”

8. Section 612(1) of the Codorus Township Zoning Ordinance is hereby amended to delete the following: “and disposal of waste water an sludge:” and to substitute the following: “and disposal of waste water and sludge:”.

9. Section 626(1)(c) of the Codorus Township Zoning Ordinance is hereby amended to delete the following: “(16%)” and to substitute therefor the following: “(16½)”.

10. Section 626(4)(d) of the Codorus Township Zoning Ordinance is hereby amended to delete the following: “Abandonment regulations shall not apply to agricultural uses.” and to substitute therefor the following:

Abandonment regulations shall not apply to agricultural uses except uses in violation of Section 642 of this ordinance.

11. Section 1007(1)(c)(7) of the Codorus Township Zoning Ordinance is hereby amended to delete the same in its entirety and to substitute therefor the following:

(7) Agricultural District - In the agricultural district the proposed use shall be located on land of low quality use as defined in this ordinance.

ENACTED AND ORDAINED by the Board of Supervisors of Codorus Township, York County, Pennsylvania on the 14TH day of OCTOBER, 2009.

ATTEST:

CODORUS TOWNSHIP BOARD OF
SUPERVISORS

April K. Rehbein
Secretary

By: Samuel R. Heflinger
Chairman

Section503(a)(4)