

PROPOSED AMENDMENTS – CLEAN VERSION
FOR WARRINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENTS
WARRINGTON TOWNSHIP, YORK COUNTY, PA

SECTION 408 AGRICULTURAL PRESERVATION OVERLAY ZONE

A subdivision or land development plan submitted for property that meets the requirements for inclusion within the Agricultural Preservation Overlay Zone shall include the following information:

- a. The total gross area of the parent tract as shown in the records of the County Recorder of Deeds on March 16, 2022 and the parent tract's maximum development area.
- b. A parcel history, including a listing of the subdivisions that have occurred since March 16, 2022, with a reference to the number of lots, lot area, date of approval and recording data for each subdivision. The location of each lot shall be indicated on a deed plot of the parent tract as it existed on March 16, 2022.
- c. The total area that has been subdivided since March 16, 2022, the current proposed development area, and the number of acres remaining in the parent tract's maximum development area.
- d. A note stating the original parent tract's maximum development lot quota; the number of lots subdivided since March 16, 2022; the number of lots assigned to any proposed development, existing buildings and/or remaining acreage; and the maximum number of lots remaining to be subdivided. If no development lots remain, it shall be noted as such on the plan.
- e. Soil types and classifications as identified and mapped by the USDA and the prevailing edition of the York County Soil Survey shall be shown for the entire parent tract from which the proposed subdivision is to be made. This mapping shall be provided at a scale of one (1) inch equals no more than four hundred (400) feet.

SECTION 512 DRIVEWAYS AND ACCESS DRIVES

a) Driveways: Driveways shall have the following characteristics:

1. Number: The number of driveways may not exceed one (1) per lot on any one (1) street frontage; unless the Board of Supervisors grants permission for additional driveways where necessary to meet exceptional circumstances and where frontage of unusual length exists.

Except as provided by Zoning Ordinance Section 420, all lots must have a separate driveway located on the lot which that drive serves [i.e. one (1) driveway may not serve more than one (1) lot], except for pre-existing land-locked lots of record.

A copy of the entire Subdivision and Land Development Ordinance for Warrington Township is available for inspection without charge, and copying at a charge no greater than the cost to the Township thereof, at the Warrington Township Offices, 3345 Rosstown Road, Wellsville, Pennsylvania 17365 during regular business hours.

WARRINGTON TOWNSHIP

Jason Weaver, Chairman of the Board of Supervisors

Brian C. Linsench, Esquire, Solicitor

STONE, WILEY & LINSENCH, P.C.