

BOROUGH OF ELIZABETHTOWN

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE BOROUGH OF ELIZABETHTOWN, SECTION 2012 ZONING, BY CHANGING THE ZONING CLASSIFICATION OF THOSE TRACTS OF LAND BOUNDED BY AMTRAK RAILROAD TRACKS, CONOY CROSSING DEVELOPMENT AND MAYTOWN AVENUE, WHICH ARE CURRENTLY ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT TO A NEW CLASSIFICATION OF R-3 HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, a Petition was filed by Terry Burkhart and Leon Ray Burkholder (equitable owner) requesting that the Borough Council rezone the lands identified as Lancaster County Tax Account Nos. 250-71172-0-0000 (Lot 1 and Lot 2) and 250-05017-0-0000 from their current classification as R-1 Low Density Residential District to a new classification of R-3 High Density Residential District; and

WHEREAS, the Borough has reviewed the Zoning Map and the properties surrounding Petitioner's properties: and

WHEREAS, the Borough Council has determined that it is in the best interest of public health, safety and general welfare, to reclassify additional properties as R-3 High Density Residential District.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Elizabethtown, Lancaster County Pennsylvania, as follows:

Section 1. The Zoning Ordinance of Elizabethtown Borough is hereby amended by changing the zoning classification of those tracts of land bounded by Amtrak Railroad tracks, Conoy Crossing Development and Maytown Avenue, identified below which are presently classified as R-1 Low Density Residential District to a new classification as R-3 High Density Residential District:

<u>Property Owner(s)</u>	<u>Street Address</u>	<u>Tax Account Number</u>
T&K Elizabethtown Properties LLC	105 Maytown Ave.	250-71172-0-0000 (Lot 1 and Lot 2)
DDMA Real Estate LLC	107 Maytown Ave.	250-05017-0-0000

Section 2. The Secretary of the Borough is directed to change, and duly certify, the Elizabethtown Borough Zoning Map so as to effectuate the reclassification of the tracts of land described in Section 1 from R-1 Low Density District to R-3 High Density Residential District.

Section 3. All other parts, sections, subsection and provisions of the Code of Ordinances of the Borough of Elizabethtown, as amended and supplemented, shall remain in effect as heretofore enacted.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutionally 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 Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

DULY ORDAINED AND ENACTED this _____ day of _____, 2019, by the Borough Council of the Borough of Elizabethtown, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF ELIZABETHTOWN
Lancaster County, Pennsylvania

Attest: _____
Assistant Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this _____ day of _____, 2020.

BY: _____
Mayor