

**RAPHO TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 2018-3**

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**AN ORDINANCE AMENDING THE TOWNSHIP OF RAPHO ZONING ORDINANCE, AS AMENDED, BY AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FOR THE 38.2 ACRE TRACT OF LAND LOCATED AT 1475 AND 1575 STRICKLER ROAD FROM MIXED USE COMMERCIAL (MUC) TO INDUSTRIAL (IND), TO AMEND ARTICLE 3, BASE ZONES, SECTION 304, BUSINESS ZONES, SUB-SECTION C, AREA AND BULK REQUIREMENTS TO INCREASE THE MAXIMUM LOT COVERAGE FROM 70% TO 80% WITHIN THE INDUSTRIAL ZONE, AND TO AMEND ARTICLE 5, GENERAL REGULATIONS, SECTION 533, TRAFFIC IMPACT STUDY AND STREET CLASSIFICATIONS, SUBSECTION C, PARAGRAPH 1 BY DESIGNATING A PORTION OF STRICKLER ROAD AS A COLLECTOR STREET.**

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

Section 1. The Official Zoning Map, as set forth in the Rapho Township Zoning Ordinance, as amended, is modified as follows:

The zoning classification of a 38.2 tract of land located on the north side of Strickler Road, with an address of 1475 Strickler Road and 1575 Strickler Road, in Rapho Township, Lancaster County, Pennsylvania, is hereby changed from Mixed Use Commercial (MUC) to Industrial (IND), said tract being described on Exhibit 1 and depicted on Exhibit 2.

Section 2. The Secretary of Rapho Township is directed to change, and duly certify, the Official Zoning Map within the Rapho Township Zoning Ordinance, as amended, so as to effect the reclassification of the tract of land described in Section 1 and described on Exhibit 1 and depicted on Exhibit 2 as being rezoned to Industrial (IND).

Section 3. The Rapho Township Zoning Ordinance, as amended, Article 3, Base Zones, Section 304, Business Zones, Subsection C, Area and Bulk Requirements, Paragraph 5, shall be revised to amend Table 3-4.7, to increase the Maximum Lot Coverage for b. Other Principal Uses, in the Industrial (IND) Zone, from 70% to 80%.

Section 4. The Rapho Township Zoning Ordinance, as amended, Article 5, General Regulations, Section 533, Traffic Impact Study and Street Classifications, Subsection C, Paragraph 1, shall be revised to amend Table 5-32.1, by adding the following to b. Collector Streets:

(13) Strickler Road, from PA Route 772 to the cul-de-sac east of Esbenshade Road T-364

**Section 5.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**Section 6.** All other sections, parts and provisions of the Rapho Township Zoning Ordinance, as amended, shall remain in full force and effect as previously enacted and amended.

**Section 7.** This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Rapho Township, County of Lancaster, Commonwealth of Pennsylvania as provided by law.

DULY ORDAINED AND ENACTED this 1st day of November, 2018 by the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

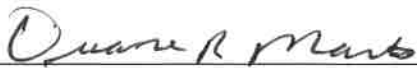
RAPHO TOWNSHIP  
Lancaster County, Pennsylvania

Attest: *Deane R. Martin*  
Secretary  
Board of Supervisors

By: *Donnell R. [Signature]*  
Chairman  
Board of Supervisors



I, Duane R. Martin, Secretary of the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of Rapho Township held on November 1, 2018, at which meeting a quorum was present and voted in favor thereof.

  
\_\_\_\_\_  
Duane R. Martin, Secretary

July 26, 2018

## EXHIBIT 1

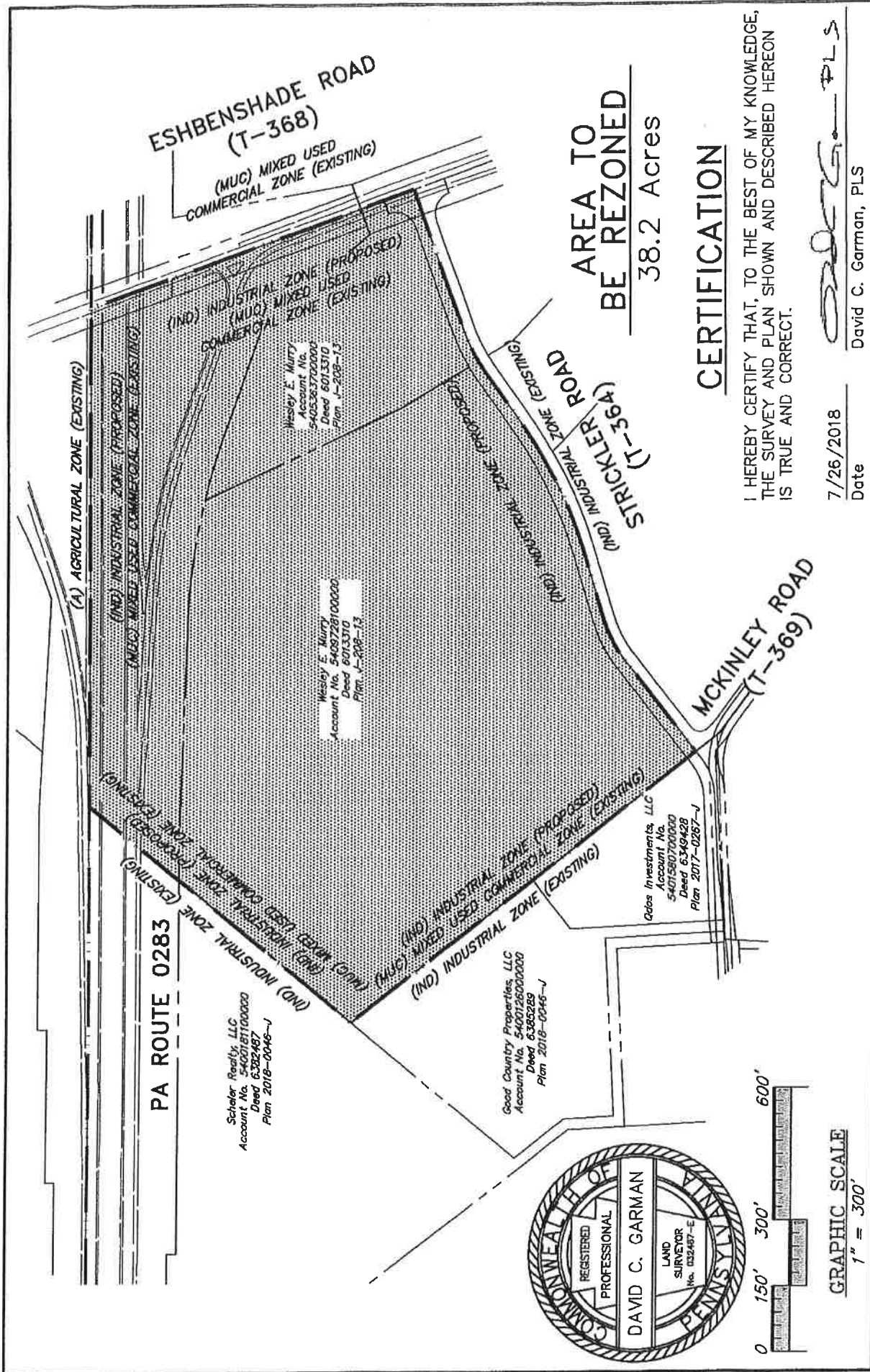
### LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

**ALL THAT CERTAIN** tract of land to be rezoned from the Mixed Use Commercial (MUC) Zone to the Industrial (IND) Zone in the Township of Rapho, County of Lancaster, and Commonwealth of Pennsylvania, as the same appears on a plan titled Exhibit 2 – Plan of Property To Be Rezoned, having a plan date of July 26, 2018, prepared by Land Grant Surveyors, LLC, Columbia, PA, Project No. 18002-10, and the said area to be rezoned being more fully bounded and described as follows:

**BEGINNING AT A POINT**, the southeasterly corner of the herein described land to be rezoned, the said point being at the centerline intersection of Eshbenshade Road (T-368) and Strickler Road (T-364); thence from the point of beginning, extending along in the centerline of Strickler Road, in a westerly direction to a point in said road, the said point being at the extension of the westerly line of Lot M7 as shown on the plan recorded in Subdivision Plan Book J-208. Page 13; thence leaving Strickler Road and extending along said Lot M7, in a northerly direction to a point in line of lands now of Scheler Realty, LLC as shown on the plan recorded as Document No. 2018-0046-J; thence continuing along Lot M7 and extending across PA Route 283, in an easterly direction to a point on the northerly edge of the westbound travel lanes of said PA Route 283; thence extending along the northerly edge of the westbound travel lanes of said PA Route 283, in a southeasterly direction to a point at the intersection of the northerly edge of the westbound travel lanes of said PA Route 283 and the centerline of Eshbenshade Road; thence extending along in the centerline of Eshbenshade Road, in a southerly direction to a point at the centerline intersection of Eshbenshade Road and Strickler Road, the **POINT OF BEGINNING**.

**CONTAINING:** 38.2 acres more or less

EXHIBIT 2



AREA TO BE REZONED  
38.2 Acres

CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

7/26/2018 Date  
David C. Garman, PLS

DATE:	7/26/2018	JOB NO:	18002-10
CHECKED BY:	DCG	SHEET:	1 OF 1
DRAWN BY:	DRL	SCALE:	1"=300'

**EXHIBIT 2 - PLAN OF PROPERTY TO BE REZONED**

MOUNT JOY INDUSTRIAL PARK  
RAPHO TOWNSHIP  
LANCASTER COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**LGS**  
LAND GRANT SURVEYORS