

BOROUGH OF FAWN GROVE  
YORK COUNTY, PENNSYLVANIA

ORDINANCE 2004-07

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF FAWN GROVE, YORK COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP AND ZONING ORDINANCE OF FAWN GROVE BOROUGH AS FOLLOWS: (1) DELETING CERTAIN LANDS FROM THE RESIDENTIAL ZONE AND PLACING SAME IN THE VILLAGE CENTER (VC) ZONE, AND (2) REVISING THE VILLAGE CENTER (VC) ZONE TO ADD WITHIN SECTION 206.3, USES BY SPECIAL EXCEPTION, A CONVENIENCE STORE DISPENSING FUEL, AND MODIFYING THE LANGUAGE OF SECTION 603.15, ENTITLED CONVENIENCE STORE DISPENSING FUEL, TO ESTABLISH THE CRITERIA FOR THE GRANTING OF A SPECIAL EXCEPTION WITHIN THE COMMERCIAL INDUSTRIAL (CT) ZONE FOR A CONVENIENCE STORE DISPENSING FUEL SHALL ALSO BE APPLICABLE TO A CONVENIENCE STORE DISPENSING FUEL WITHIN THE VILLAGE CENTER (VC) ZONE; AND AMENDING ARTICLE III, SECTION 301, CHART A, P-10A, SIGN REGULATIONS, TO INCREASE THE SIZE OF A FREESTANDING BUSINESS SIGN, BE APPLICABLE IN THE VILLAGE CENTER (VC) ZONE

BE IT HEREBY ENACTED AND ORDAINED, AND IT IS HEREBY ENACTED AND ORDAINED by the Council of the Borough of Fawn Grove, York County, Pennsylvania, as follows:

Section 1: The Fawn Grove Borough Zoning Map is hereby amended to delete from the Residential Zone and add to the Village Center (VC) Zone all those certain parcels of land designated 12A, 12B and 12 on York County Tax Map 1 of Fawn Grove Borough, the said property known as 67-69 and 87 West Main Street.

Section 2: Section 206.3 of the Village Center (VC) Zone is hereby amended by the addition of Section 2, subparagraph f, to read as follows:

S.206.3            Uses by Special Exception:

- f. Convenience Store Dispensing Fuel (see s. 603.15).

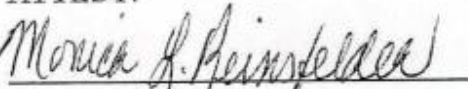
Section 3: Section 603.15 of Section 603 entitled specific Standards and Criteria as hereby amended to read as follows:

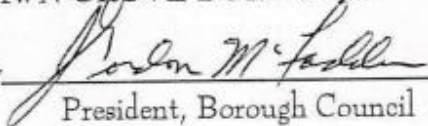
- s.603.15 Convenience Store Dispensing Fuel. In the VC zone and the CI Zone, as a special exception, subject to the requirements of those Zones except as herein modified and provided:
  - a. Buildings must -be set back at least forty (40) feet from the street line.
  - b. Pumps and all service equipment must be set back at least twenty-five (25) feet from any lot line or street right-of-way an located so that vehicles stopped {or service will not extend over the properly line.
  - c. No outdoor stockpiling of tires or outdoor storage of trash is permitted. An area enclosed by a wall, fence or vegetative material and screened om view of a joining properties shall be provided whenever outdoor storage is required. No materials may be stored so as to create a fire hazard.
  - d. Two (2) access drives may be permitted But must be located as follows:
    - (1) Minimum -offset from intersection of street right-of-way lines: forty (40) feet
    - (2) Side lot line offset: ten (10) feet.
    - (3) Minimum width: twelve (12) feet
    - (4) Maximum width: thirty-five (35) feet
  - (5) Minimum separation of drives on same lot: twenty-five (25) feet

- e. Except along access drives, a concrete curb eight (8) inches in height must be placed along all street right of-way lines.
- f. All lights shall be diverted -toward the facility or downward on the lot.
- g. At least ten per cent (10%) of the lot on which the facility is situated must be devoted to natural landscaping.

Section 4: Article II, Section 301, "Signs", chart A, Sign Type P -10A, is amended to modify the "Maximum Area Permitted" for a Freestanding Business Sign, excluding individual stores or businesses in a complex, not to exceed sixty (60) feet.

ENACTED AND ORDAINED by the council of the Borough of Fawn Grove, York County, Pennsylvania THIS 2nd Day of August, 2004.

ATTEST:  
  
Secretary

FAWN GROVE BOROUGH  
By   
President, Borough Council

APPROVED this 2nd day of August, 2004.

BY   
Mayor

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORDINANCE ENACTED BY THE BOROUGH COUNCIL ON THIS 2ND DAY OF AUGUST, 2004.

BY Monica L. Reinsfelder  
Secretary