

TOWNSHIP OF WARWICK

Lancaster County, Pennsylvania

ORDINANCE NO. 254

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF WARWICK, CHAPTER 340, ZONING, TO CHANGE THE CLASSIFICATION OF A TRACT OF LAND CONTAINING 95.5 ACRES, MORE OR LESS, LOCATED ON THE SOUTH SIDE OF WEST NEWPORT ROAD, KNOWN AND NUMBERED AS 36 WEST NEWPORT ROAD, FROM AGRICULTURAL ZONE (A) TO CAMPUS INDUSTRIAL ZONE (I-2) AND TO MODIFY UNDER CERTAIN CIRCUMSTANCES AND CONDITIONS THE MAXIMUM PERMITTED HEIGHT IN THE CAMPUS INDUSTRIAL ZONE (I-2).

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

Section 1. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article I, Background Provisions, Section 340-7, the Zoning Map of Warwick Township, is amended by changing the present classification of the property containing 95.5 acres, more or less, located on the south side of West Newport Road, known and numbered as 36 West Newport Road, as described in Exhibit A attached hereto and as shown on the plan attached hereto as Exhibit B, from Agricultural Zone (A) to Campus Industrial Zone (I-2); and the said new classification shall be hereinafter shown and described on the Zoning Map of Warwick Township.

Section 2. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article II, Zone Regulations, Section 340-19, Campus Industrial Zone, is amended by deleting existing Subsection J, Maximum Height, and substituting a new Subsection J, Maximum Height, which shall provide as follows:

J. Maximum height: 45 feet. The height of a structure may be increased to a maximum of 100 feet if the use requires a higher ceiling height, provided that in no case shall any part of the structure above 45 feet be used for the purpose of providing additional floor space for residential, commercial or industrial purposes and any such structure shall be subject to all Airport Safety Zone requirements. Any structure in excess of 45 feet shall be setback a horizontal distance at least equal to the height of the structure from all property lines.

Section 3. The Secretary of the Township is directed to change, and duly certify, the Warwick Township Zoning Map so as to effectuate the reclassification of the tract of land

described in Exhibit A and shown on Exhibit B from its present classification as Agricultural Zone (A) to Campus Industrial Zone (I-2).

Section 4. All other sections, parts and provisions of the Code of Ordinances of the Township of Warwick shall remain in full force and effect as previously enacted and amended.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair any remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors of the Township of Warwick that such remainder of this Ordinance shall be and shall remain in full force and effect.

Section 6. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of the Township of Warwick , Lancaster County, Pennsylvania as provided by law.

DULY ORDAINED AND ENACTED the 15th day of August, 2012, by the Board of Supervisors of Township of Warwick, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WARWICK
Lancaster County, Pennsylvania

By: W. E. M. M. R.
(Vice) Chairman
Board of Supervisors

Attest: D. L. Z. —
(Assistant) Secretary

[TOWNSHIP SEAL]

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Warwick, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the Northeast corner thereof, a point in the Southern side of a public road leading from Halfville to Lititz and Lexington Pike, being a corner of land of which these premises was a part; thence extending along in said public road, North thirty-eight (38) degrees twenty (20) minutes West thirty-one and eight tenths (31.8) perches to a sandstone in said road; thence by land now or late of Wenger Groff, Jr. and Florence Groff, his wife, of which these premises was a part, North thirty-one (31) degrees ten (10) minutes West eighteen (18) perches to a point in the middle of said road; thence by the same, North forty-five (45) degrees thirty-five minutes West thirty-eight and seventy-eight hundredths (38.78) perches to a spike in said road along line of land now or late of H. H. Hershey; thence by said land of H. H. Hershey and Amos Snyder, respectively, South twenty-five (25) degrees thirty (30) minutes West one hundred ninety-eight and twelve hundredths (198.12) perches to an iron pin; thence by land now or late of Isaac B. Erb and Katie B. Erb, South seventy-two (72) degrees thirty (30) minutes East fifty-one and one tenth (51.1) perches to a sandstone and South sixty-two (62) degrees thirty (30) minutes East thirty-four and four tenths (34.4) perches to a white oak tree; thence by land now or late of Ira Boyer, North eighty-three (83) degrees East ten and four tenths (10.4) perches to a hickory tree; thence by the same and now or late of Badorf, respectively, North twenty (20) degrees East one hundred fifty-three (153) perches to the place of Beginning.

EXHIBIT A

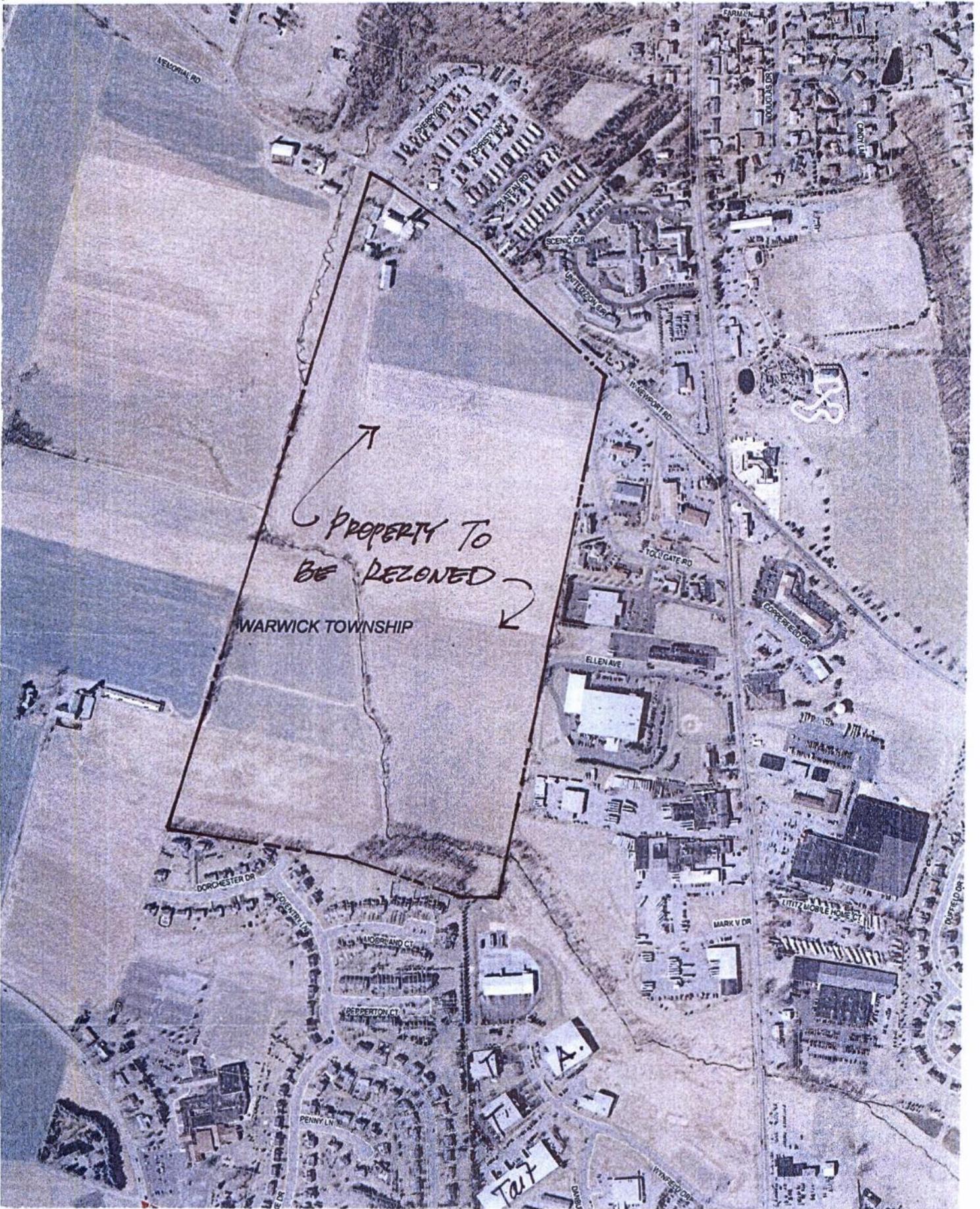


EXHIBIT B