

SPRING GARDEN TOWNSHIP,
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2022-_____

**AN ORDINANCE AMENDING CHAPTER 310 OF THE
TOWNSHIP'S CODE OF ORDINANCES TO ADD A USE
DEFINITION FOR "HI-TECH PRECISION ASSEMBLY" AND
TO PROVIDE FOR "HI-TECH PRECISION ASSEMBLY" AS
A PERMITTED USE IN THE APARTMENT-OFFICE (AO)
ZONE**

WHEREAS, Spring Garden Township (the "**Township**") previously enacted the Spring Garden Township Zoning Ordinance, as amended, Part II, Chapter 310, "Zoning", of the Township's Code of Ordinances (the "**Zoning Ordinance**"); and

WHEREAS, upon Petition by Red Lion Controls, Spring Garden Township wishes to amend Chapter 310, "Zoning" to add a use definition for "Hi-Tech Precision Assembly" and to provide for the use as a permitted use in the Apartment-Office (AO) Zone; and

WHEREAS, Spring Garden Township has held a hearing pursuant to public notice to receive testimony concerning the proposed amendments; and

WHEREAS, Spring Garden Township deems it to be in the best interests of the citizens of Spring Garden Township to adopt and enact the amendments.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Spring Garden Township, as follows:

SECTION 1. Section 310-3.C. of the Township's Zoning Ordinance is hereby amended to add the following definition in alphabetical order:

HI-TECH PRECISION ASSEMBLY

Manufacturing and assembly of hi-tech industrial equipment, devices and printed circuit boards requiring precision tooling and calibration, including accessory warehousing and storage of parts and assembled product, which can be generally performed on tabletops or semi-automated platforms without the use of heavy lifts or heavy assembly devices, and which has minimum potential impact on surrounding property and which is not obnoxious by reason of creation of noise, odor, glare, dust, or excessive vibration.

SECTION 2. Section 310-8.B of the Township's Zoning Ordinance is hereby amended to add after subsection (14) a new subsection as follows and to renumber the remaining subsection accordingly:

(15) Hi-Tech Precision Assembly;

SECTION 2. Repealer. In the event that this Ordinance shall be in conflict with any other duly adopted Ordinance of the Township, it is hereby ordained that this Ordinance shall govern.

SECTION 3. Severability. In the event any provision, section, sentence, clause or part of this Ordinance shall be held by any Court or Administrative tribunal of competent jurisdiction to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of the Ordinance, it being the intent of the Township that such remainder shall be and shall remain in full force and effect.

SECTION 4. Effective Date. This Ordinance shall be effective as provided by law.

ORDAINED AND ENACTED this ____ day of _____ 2022.

ATTEST:

SPRING GARDEN TOWNSHIP
BOARD OF COMMISSIONERS

Marcy L. Krum-Tinsley, Secretary

Daniel Rooney, President

(SEAL)

DRAFT