

**SPRING GROVE BOROUGH
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-5

**AN ORDINANCE AMENDING PART II, CHAPTER 400 OF
THE CODE OF ORDINANCES OF SPRING GROVE
BOROUGH, YORK COUNTY, PENNSYLVANIA,
ENTITLED “ZONING”, TO INCREASE THE TOTAL
PERMISSIBLE SQUARE FOOTAGE OF A CONVENIENCE
STORE, ADD A DEFINITION FOR ELECTRONIC
VARIABLE MESSAGING SIGN, AND INCREASE THE
MAXIMUM HEIGHT AND AREA OF FREESTANDING
SIGNS WITHIN THE GENERAL COMMERCIAL AND
INDUSTRIAL ZONING DISTRICTS**

WHEREAS, the Borough of Spring Grove (the “Borough”) has received an Application for Zoning Text Amendment (the “Application”) filed pursuant to Section 304 of the Pennsylvania Municipalities Planning Code (the “MPC”); and

WHEREAS, the Application sought a text amendment to the Borough’s Zoning Ordinance to: i) increase the permissible square footage of a Convenience Store to 10,000 square feet; ii) adding a definition of “Electronic Variable Messaging Sign”; and iii) increasing the maximum height and area of freestanding signs with the General Commercial and Industrial Zoning Districts.

WHEREAS, a public hearing was duly advertised and conducted according to law in order to hear public comment on the proposed rezoning; and

WHEREAS, upon consideration of the public comment, as well as the comments of the York County Planning Commission, the Borough Council desires to amend the Spring Grove Borough Zoning Ordinance.

BE IT ENACTED AND ORDAINED by the Borough Council of the Borough of Spring Grove, York County, Pennsylvania, and it is hereby enacted and ordained by the municipality of the same, as follows, to wit:

Section 1. Section 400-10 of the Borough of Spring Grove Zoning Ordinance is hereby amended by inserting the following definitions in alphabetical order:

CONVENIENCE STORE – A use that primarily sells routine household goods, groceries, prepared ready-to-eat foods and similar miscellaneous items to the general public, but that is not primarily a restaurant, and that includes a building with a floor area of less than 10,000 square feet. A convenience store involving the sale of gasoline shall be regulated as an auto service station.

ELECTRONIC VARIABLE MESSAGING SIGN – A sign, a portion thereof, where the message copy includes characters, letters, or illustrations that can be changed or rearranged electronically from a remote location without touching or physically altering the primary surface of the sign. Signs used solely for the display of vehicle fuel prices are not considered electronic variable messaging signs.

Section 2. Article VII (Signs) of the Borough of Spring Grove Zoning Ordinance is hereby amended by inserting the following new section as Section 400-39(E):

E. Electronic variable messaging signs are permitted in the general commercial zoning district. Any variable messaging cannot change more frequently than once every eight (8) seconds. The electronic variable messaging sign shall not be used to advertise off-site uses or products. The light intensity of electronic variable message signs shall be automatically controlled so the light intensity is reduced during non-daylight hours.

Section 3. Attachment 6 of Chapter 400 of the Borough of Spring Grove Zoning Ordinance is hereby amended by the following:

Zoning District or Type of Use	Maximum Total Height of Freestanding Signs	Maximum Area of Wall Signs	Maximum Area of Window Signs	Maximum Area and Number of Freestanding Signs
All districts not listed above	25 feet	15% of the vertical area of the building side on which the signs are attached, up to a maximum total of 400 square feet	Temporary nonilluminated window signs are not regulated.	One sign per street that the lot abuts, each with a maximum area of any one (1) sign being 100 square feet, but if there is more than one (1) sign on the lot, the combined total of all signs cannot exceed 150 square feet **, ***

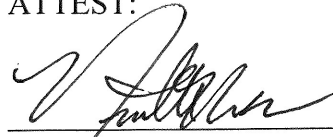
Section 4. This amendment shall be effective immediately upon enactment.

[SIGNATURE PAGE FOLLOWS]

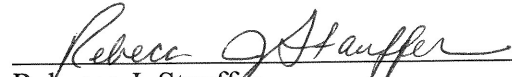
ENACTED AND ORDAINED this 16 day of October 2023.

ATTEST:

SPRING GROVE BOROUGH COUNCIL




Secretary



Rebecca J. Stauffer,
Borough Council President

The above Ordinance was resolved, enacted and adopted this 16 day of October, 2023, at a regular meeting of the Borough Council of the Borough of Spring Grove, York County, Pennsylvania, upon Motion of Rebecca Stauffer, seconded by Robert Whyland, and passed with a vote of 6 to 1.



Secretary

[BOROUGH SEAL]

Examined and approved as an Ordinance this 16 day of October, 2023.



Beverly R. Hilt, Mayor