

**TOWNSHIP OF EAST COCACLICO
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023 – 01

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF EAST COCALICO TOWNSHIP, CHAPTER 220, ZONING, ARTICLE II, ZONE REGULATIONS, §220-21 GENERAL COMMERCIAL ZONE (C-1) BY AMENDING §220-21.C TO ALLOW FOR HEAVY EQUIPMENT SERVICE AND REPAIR FACILITIES WITHIN THE GENERAL COMMERCIAL DISTRICT AND ARTICLE IV SPECIFIC USE CRITERIA, §220-94 TO PROVIDE CRITERIA FOR HEAVY EQUIPMENT SERVICE AND REPAIR FACILITIES WITHIN THE C-1 DISTRICT.

WHEREAS, East Cocalico Township enacted its official Zoning Ordinance and official Zoning Map on December 8, 2003;

WHEREAS, the Zoning Ordinance currently allows for automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities in the C-1 General Commercial Zone by special exception;

WHEREAS, the service and repair of heavy equipment is similar in nature to the service of farm machinery, recreational vehicles and trailers; and

WHEREAS, the Township finds it appropriate to allow facilities that service and/or repair heavy equipment also to be allowed in the C-1 General Commercial Zone by special exception subject to minimum lot size and road frontage standards.

NOW, THEREFORE IT IS ORDAINED AND ENACTED that the following enactments be made to the official Zoning Ordinance of East Cocalico Township:

SECTION 1. Section 220-21.C., Special Exception Uses, is hereby amended by adding the following special exception use:

“(22) Heavy Equipment Service and Repair Facilities (see § 220-94).”

SECTION 2. Article IV, Specific Use Criteria, § 220-94. Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes, and other similar machinery is hereby amended by deleting the introductory sentence and substituting the following therefor:

Within the (I-1) and (I-2) Zones, heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes, and other similar machinery are permitted by special exception and within the (C-1) Zone, heavy equipment service and repair facilities are permitted by special exception, subject to the following criteria:

SECTION 3. Article IV, Specific Use Criteria, § 220-94. is hereby amended by adding subsections G and H as follows:

G. Heavy equipment service and repair facilities (but not sales) are permitted by special exception in the C-1 district on properties that have a minimum lot area of five (5) acres and have frontage and access to an arterial or major collector road.

H. Heavy equipment service and repair facilities located within the C-1 district shall also satisfy any applicable requirements of §220-69 (related to automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities).

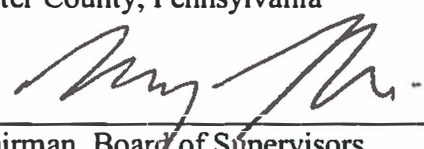
SECTION 4. Any ordinance or part hereof, inconsistent herewith and any amendments thereof are expressly repealed.

SECTION 5. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the parts declared to be unconstitutional or invalid.

SECTION 6. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of East Cocalico Township.

DULY ORDAINED AND ENACTED this 16th day of February, 2023, by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

Attest: 
Secretary

EAST COCALICO TOWNSHIP
Lancaster County, Pennsylvania
By: 
Chairman, Board of Supervisors

