

**EAST MANCHESTER TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-

**AN ORDINANCE OF EAST MANCHESTER TOWNSHIP,
YORK COUNTY, PENNSYLVANIA, AMENDING THE
EAST MANCHESTER TOWNSHIP ZONING MAP TO
REZONE LAND FROM THE AGRICULTURAL DISTRICT
TO THE AGRICULTURAL INNOVATION DISTRICT.**

WHEREAS, East Manchester Township, York County (“Township”) is a Pennsylvania municipality, being a second class township; and

WHEREAS, the Township is governed in land use by the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq (“MPC”); and,

WHEREAS, pursuant to the MPC, the Township has adopted the East Manchester Township, York County, Pennsylvania Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Township desires to amend the Zoning Ordinance and Zoning Map to rezone those parcels that are located in East Manchester Township and known as York County Property Identification Numbers: 26-000-NI-0163.00-00000, 26-000-NI-0163.A0-00000, 26-000-NI-0164.00-00000, 26-000-NI-0164.A0-00000, 26-000-NI-0165.00-00000, 26-000-NI-0165.A0-00000, 26-000-NI-0166.00-00000, 26-000-NI-0168.00-00000, 26-000-NI-0168.A0-T0001, 26-000-NI-0169.C0-00000, 26-000-NI-0170.00-00000, 26-000-NI-0171.00-00000, 26-000-NI-0176.B0-00000 (excluding area zoned Conservation (C) and area zoned Industrial (I)), 26-000-NI-0177.00-00000, 26-000-NI-0178.00-00000 (excluding area zoned Conservation (C)), 26-000-NI-0178.A0-00000, 26-000-NI-0178.B0-00000, 26-000-NI-0178.C0-00000, 26-000-NI-0178.D0-00000 (excluding area zoned Conservation (C)), and 26-000-NI-0178.E0-00000 from the Agricultural District to the Agricultural Innovation District.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED and it is hereby ordained and enacted by the Board of Supervisors in and for East Manchester Township, York County, Pennsylvania, as follows:

SECTION 1: The Zoning Map of East Manchester Township, §255-3 of the East Manchester Township Zoning Ordinance, is hereby amended to rezone from the Agricultural District to Agricultural Innovation District those parcels and areas that are located in East Manchester Township and known as York County Property Identification Nos.:

Address	UPI Numbers:	Deed Reference
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0163.00-00000	Book: 2076 Page: 3051
740 Wago Rd, Mt Wolf, PA 17347	26-000-NI-0163.A0-00000	Book: 2076 Page: 3042

Wago Rd, Mt Wolf, PA 17347	26-000-NI-0164.00-00000	Book: 2076 Page: 3032
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0164.A0-00000	Book: 2076 Page: 3025
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0165.00-00000	Book: 2076 Page: 3066
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0165.A0-00000	Book: 2076 Page: 3058
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0166.00-00000	Book: 2076 Page: 3018
5700 Board Rd, Mt Wolf, PA 17347	26-000-NI-0168.00-00000	Book: 2076 Page: 3008
Board Rd, Mt Wolf, PA 17347	26-000-NI-0168.A0-T0001	N/A
Board Rd, Mt Wolf, PA 17347	26-000-NI-0168.B0-00000	Book: 2076 Page: 3008
Board Rd, Mt Wolf, PA 17347	26-000-NI-0169.C0-00000	Book: 1415 Page: 3684
Board Rd, Mt Wolf, PA 17347	26-000-NI-0170.00-00000	Book: 1455 Page: 5372
1050 Wago Rd, Mt Wolf, PA 17347	26-000-NI-0171.00-00000	Book: 081Y Page: 0293
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0176.B0-00000 (excluding area zoned Conservation (C) and area zoned Industrial (I))	Book: 1455 Page: 5419
Wago Rd, Mt Wolf, PA 17347	26-000-NI-0177.00-00000	N/A
5544 Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.00-00000 (excluding area zoned Conservation (C))	Book: 1541 Page: 6278
5548 Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.A0-00000	Book: 1601 Page: 5616
Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.B0-00000	N/A
5556 Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.C0-00000	Book: 1601 Page: 5620
Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.D0-00000 (excluding area zoned Conservation (C))	Book: 1601 Page: 5628
5552 Board Rd, Mt Wolf, PA 17347	26-000-NI-0178.E0-00000	Book: 1482 Page: 3726

The parcels and area to be rezoned under this Ordinance are also shown on Exhibit A.

Section 2: Except only as amended, modified, and changed herein, the Zoning Ordinance as originally enacted and as previously amended shall remain in all other respects in full force and effect.

Section 3: 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 the remaining provisions, sections, sentences, clauses or parts of this Zoning Ordinance, it being the intent of the Board of Supervisors that the remainder of the Zoning Ordinance shall remain in full force and effect.

Section 4: This amendment shall take effect and be enforced from and after its approval as provided by law.

ORDAINED and **ENACTED** this ____ day of _____, 2025.

ATTEST:

EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS

Kristie Masemer, Secretary

By:_____
David L. Naylor, Chairman

By:_____
Darryl L. Albright, Supervisor

By:_____
Dean E. Kohr, Supervisor

Exhibit A

Zoning Map

