



CARROLL TOWNSHIP

NEWSLETTER

VOLUME VI

www.carrolltownship.com

SUMMER 2006

New Zoning Ordinance

*555 Chestnut Grove Road
Dillsburg, PA 17019*

Phone: (717) 432-4951

Fax: (717) 502-8807

OFFICE HOURS

Monday — Friday

8:30 AM — 4:30 PM

Closed Weekends & Holidays

The Township is working on crossing off a major “To-Do” item listed in the Northern York Regional Comprehensive Plan by developing a new Zoning Ordinance. The new Zoning Ordinance follows the future land use map established in the Comprehensive Plan in that it seeks to guide the Township’s growth to areas where the infrastructure can sustain the development. While the new Zoning Ordinance is a new document, many of the recently adopted elements of the Township’s existing Zoning Ordinance will remain in the new Ordinance. Some of these include the preservation of open space using the “growing greener” open space development standards and Traditional Neighborhood Design.

The draft Ordinance will be the subject of an upcoming Planning Commission Public Meeting on Monday, August 21st, 7:00PM at the Carroll Township Municipal Building. The public is invited to review the draft Ordinance at the Dillsburg Area Public Library, or at the Carroll Township Municipal Building. All comments, suggestions to improve the proposed Ordinance, or questions are welcome, by calling the Township office at 432-4951, or by attending one of the upcoming public meetings.

In order to assist any interested residents in familiarizing themselves with the Ordinance, we have summarized the descriptions of the zone requirements on the following pages:

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The Township Office will be closed on:

- September 4.....Labor Day
- November 7.....General Election Day
- November 23 & 24.....Thanksgiving Holiday
- December 25.....Christmas Day

Carroll Township Zoning District Summaries

From the Proposed Carroll Township Zoning Ordinance—July, 2006

The following summaries are intended to provide a brief overview of what the zones on the zoning map generally mean. If after reading this summary you have more specific questions, please contact the Township at 432-4951.

Agricultural – Conservation Zone (AC)

This zone intends to preserve rural land and open space while promoting very low-density residential development. Since extension of public sewer and public water are contrary to this purpose they are prohibited. The minimum lot size within the Agricultural – Conservation Zone is two (2) acres¹. If land is proposed to be developed in this zone, the proposal must follow the growing greener requirements of the Subdivision Ordinance.

Some permitted uses include:

- Agriculture,
- Greenhouses/nurseries,
- Public parks,
- Roadside stands, and
- Single-family detached dwellings.

Churches, schools, personal care facilities, golf courses are permitted, but only through the Conditional Use process².

Rural Agricultural Zone (RA)

This zone also intends to preserve rural land and open space within the Township while promoting low-density residential development. Though there are some existing public water and sewer facilities in this Zone, expansion of the existing facilities is prohibited. The minimum lot size within the Rural Agricultural Zone is one (1) acre¹. If land is proposed to be developed in this zone, the proposal must follow the growing greener requirements of the Subdivision Ordinance.

Some permitted uses include:

- Agriculture,
- Greenhouses/nurseries,
- Public parks,
- Roadside stands (as accessory to a farm), and
- Single-family detached dwellings.

Churches, golf courses, riding stables, and Quarries are permitted through the Conditional Use process.

¹ Lot size minimums for proposed lots may increase depending on the Nitrate concentrations in the groundwater in the area, in accordance with DEP Regulations, and Township Ordinance.

² The Conditional Use process requires a hearing by the Board of Supervisors whereby the Board may attach conditions or additional requirements to the proposal.

Residential Suburban - 1 Zone (RS-1)

This zone promotes lower density residential development that acts as a transition from more dense areas to those that are less dense. Public water and sewer service is required. The minimum lot size within the Residential Suburban –1 Zone is 14,000 square feet.

Some permitted uses include:

- Single-family detached dwellings,
- Public parks / playgrounds, and
- Family daycare facilities.

Some Conditional uses include:

- Commercial daycare,
- Schools,
- Personal care facilities, and
- Golf courses.

Residential Suburban - 2 Zone (RS-2)

This zone promotes medium density residential development that acts as a transition from more dense areas to the lower density of the RS-1 Zone. Public water and sewer service is required.

Some permitted uses include:

- Single-family detached dwellings, (Minimum Lot Size of 10,000 s.f.),
- Public parks / playgrounds,
- Daycare facilities (Family), and
- Municipal uses.

Some Conditional uses include:

- Daycare facilities (Commercial),
- Personal care facilities,
- Single-family semi-detached dwellings (Duplex), (Minimum Lot Size of 9,000 s.f.), and
- Single family attached dwellings (Townhouse), (Minimum Lot Size of 3,500 s.f per end unit and 2,500 s.f. per interior unit.)

**The complete Zoning Ordinance
is available for review at the Carroll Township Office
or at the Dillsburg Area Public Library.**

Residential Suburban - 3 Zone (RS-3)

This zone promotes high-density residential development that compliments the density of the Borough and transitions to the RS-2 Zone. Public water and sewer service is required.

Some permitted uses include:

- Single-family detached dwellings, (Minimum Lot Size of 10,000 s.f.),
- Single-family semi-detached dwellings, (Minimum Lot Size of 9,000 s.f.),
- Single-family attached dwellings, (Minimum Lot Size of 3,500 s.f per end unit and 2,500 s.f. per interior unit.), and
- Public parks / playgrounds.

Some Conditional uses include:

- Daycare facilities (Commercial),
- Personal care facilities,
- Multi-family dwellings (Apartments), and
- Mobile home parks.

Mixed-Use 1 Zone (MU-1)

This zone incorporates a mixture of commercial and residential uses where such already exist and are appropriate for future development. Public water and sewer service is required. The minimum commercial use lot size within the Mixed-Use 1 Zone is 30,000 square feet.

Some permitted uses include:

- Single-family detached dwellings,
- Traditional Neighborhood Design,
- Professional offices,
- Retail businesses, (Up to 12,000 s.f. of floor area),
- Spas / salons, and
- Banks / financial institutions.

Some Conditional uses include:

- Townhouses and duplexes, (Maximum lot coverage 25%),
- Personal care facilities, and
- Schools.

**The Planning Commission Public Hearing is scheduled for
7:00PM on Monday, August 21, 2006
at the Carroll Township Municipal Building.**

Mixed-Use 2 Zone (MU-2)

This zone incorporates a mixture of residential, commercial and light industrial uses where such already exist and are appropriate for future development. The minimum lot size within the Mixed-Use 2 Zone is 30,000 square feet.

Some permitted uses include:

- Single-family detached dwellings,
- Professional offices,
- Retail businesses,
- Spas / salons, and
- Public parks / playgrounds.

Some Conditional uses include:

- Car washes,
- Laboratories,
- Manufacturing, and
- Mini-warehouses.

Some Special Exception³ uses include

- Contractor's offices and shops,
- Animal hospitals and kennels, and
- Indoor shooting ranges.

Commercial Zone (C)

This Zone consists of a full range of community and highway-oriented commercial uses located along major roads. Public water and sewer service is required. The minimum lot size within the Commercial Zone is 20,000 square feet.

Some permitted uses include:

- Gas stations,
- Banks / financial institutions,
- Hotels,
- Restaurants,
- Vehicle sales,
- Professional offices, and
- Retail sales.

Some Conditional uses include:

- Junk yards,
- Processing of farm products, and
- Truck stops.

³ Special Exception uses are required to get approval from the Zoning Hearing Board after a public meeting.

Commercial Zone (C) - continued

Some Special Exception uses include:

- Amusement Park,
- Communication antennas, (such as cell towers),
- Contractor's office or shop,
- Mini-warehouses,
- Public transportation depot,
- Recycling drop off facilities,
- Slaughtering, and
- Warehousing.

Industrial Zone (I)

This zone consists of the accommodation of large-scale high-quality industrial developments. Public water and sewer service is required along with buffers and landscaping to protect adjacent residential developments. The minimum lot size within the Industrial Zone is one (1) acre.

Some permitted uses include:

- Printing / publishing,
- Manufacturing,
- Public transportation depots,
- Contractor offices/shops, and
- Public uses / public utility structures.

Conditional uses include:

- Airports / heliports, and
- Fuel storage and supply.

Floodplain Overlay District (FP)

This Overlay District applies to all areas inundated by the 100 year flood as determined by FEMA or a flood study approved by the Township Engineer and/or FEMA. This District also applies to areas within 50' of the top of bank of a stream. It is the intent of this district to promote public safety and preserve the environmental benefits of floodplain through preservation. Therefore, the permitted uses are limited to include those uses that minimally impact floodplain: Cultivation and harvesting crops, dams (with DEP approval), bridges (with DEP approval), culverts, recreational use, municipal uses, pasture/grazing, and forests.

Conservation Subdivision Overlay District

This Overlay District applies to the AC, RA, RS-1, and RS-2 Zones.

This District promotes the conservation of open lands and natural features with an emphasis on areas containing unique, environmentally sensitive natural features. The District provides greater design flexibility and efficiency through increases in density, in exchange for preservation of open space. This District is commonly referred to as "Growing Greener".

Logan Park

The first section of a long awaited walking path around Logan Park has been installed. This 8 foot wide gravel path stretching 400 feet along Fisher’s Run is a result of Dillsburg Area Authority installing two sewer lines as part of their new pump station at Ore Bank Road. The agreement with DAA was to construct this path as restoration over this area. This is the first link in a 2-mile system of hiking and biking trails throughout Dillsburg and Carroll Township that could become part of a greater network of trails over much of Northern York County. The local trail, as Dillsburg, Carroll Township and the Logan Park Board envision it, would run 3/4 of a mile and curve through woods and the park’s playing fields. The path would merge with the system of sidewalks in the Chestnut Hollow townhouse development on the Dillsburg/Carroll Township boundary. Carroll Township Manager, Dianne Price, will soon have estimated costs to finish the path through Logan Park.

Logan Park was created in 1983 and is co-owned by Dillsburg Borough and Carroll Township. The park contains two soccer fields, a softball field, a Little League baseball field, a tot play lot, and a picnic pavilion. In addition to the trail being constructed, an amphitheater, concession stand and restrooms are under development.

Logan Park Authority Meetings are open to the public and members would enjoy seeing more individuals from the community at these meetings.

The picnic pavilion is available for public use by calling Shelvy Moorhead at 432-4835.



Logan Park

Public Meetings

Phone Numbers

Board of Supervisors

1st & 2nd Monday @ 6:30PM

Planning Commission

2nd Thursday @ 6:30PM

Logan Park Authority

3rd Wednesday @ 7:00PM

Zoning Hearing Board

By Request Only

Meetings are held monthly at the Carroll Township Municipal Building.

Fire, Police & Ambulance Emergency...911

Non-Emergency Dispatch.....766-0249

Police Headquarters.....432-3317

Twp. Office & Road Maintenance.....432-4951

Tax Collector.....432-4711

Sewage Enforcement Officer.....(717) 339-0612

Township Engineer.....(717) 432-4951

Dillsburg Area Authority.....502-0431

Waste Management (Trash)..... 1-800-255-8479

Animal Control..... 1-800-427-8347

CARROLL TOWNSHIP

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Dillsburg, PA 17019

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Fax: 717-502-8807

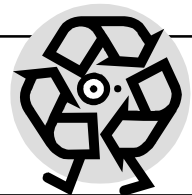
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Carroll Township has a new website.
Check us out at
www.carrolltownship.com

Household Hazardous Waste Collection

Saturday, October 7, 2006

9:00AM to 1:00PM



York County residents can safely manage household hazardous waste by bringing it to the collection program at the Authority Management center parking lot located at 2700 Black-bridge Road, in Manchester Township. There is no fee to participate.

Household hazardous waste includes any products from the home that are corrosive (drain cleaners or bleach), flammable (gasoline), reactive (chemistry kits) or toxic (pesticides). The program benefits York County by identifying hazardous wastes found in the home and providing an opportunity for residents to manage these materials in a safe and efficient manner.

Examples of accepted items are: Thermometers containing mercury, liquid mercury, auto products (transmission and brake fluids, car batteries, antifreeze), rechargeable batteries, driveway sealant, fluorescent light bulbs, gasoline and kerosene, herbicides, pesticides and insecticides, household cleaners (oven, drain, etc.), photographic and pool chemicals. Do not bring latex or oil-based paint, aerosol cans, alkaline batteries, explosives, ammunition, propane tanks, radioactive waste or used motor oil.

For more information call (717) 845-1066 or visit www.ycswa.com.