

ORDINANCE 414

An ordinance regulating and restricting the height, number of stories and size of buildings and other structures; the construction, alteration, extension, repair, and maintenance of all buildings and structures; the percentage of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes; and for these purposes establishing zones and boundaries and designating and regulating residential, commercial, industrial, public and semi-public and agricultural uses within such zones and boundaries; providing for the administration of this ordinance and penalties for the violation thereof, in the Borough of Dallastown, the County of York and the Commonwealth of Pennsylvania, pursuant to the authority granted in the Pennsylvania Municipalities Planning Code (Act 247) as reenacted and amended.

Be it ordained by the Borough Council of the Borough of Dallastown in the County of York and the Commonwealth of Pennsylvania, as follows:

ARTICLE I

TITLE, PURPOSE AND COMMUNITY DEVELOPMENT OBJECTIVES

SECTION 101 SHORT TITLE

This Ordinance shall be known and may be cited as the “Dallastown Borough Zoning Ordinance.”

SECTION 102 PURPOSE

The purpose of these regulations is to provide for the harmonious development of the Borough by facilitating:

- A. The orderly and efficient integration of land development within the Borough.
- B. Proper density of population.
- C. Adequate water and sewerage.
- D. Adequate police and fire protection, schools, parks and other public grounds and buildings.
- E. The protection of water resources and drainageways.
- F. Adequate light and air.
- G. Adequate transportation, parking and loading space.
- H. The public health, safety and welfare of the citizens of the Borough.
- I. Adequate sites for recreation, conservation and open space.
- J. The prevention of blight and overcrowding of land.

SECTION 103 COMMUNITY DEVELOPMENT OBJECTIVES

This Ordinance is enacted as part of the overall plan for the orderly growth and development of Dallastown Borough. As such, this Ordinance is based upon the expressed or implied community development objectives as contained in the Dallastown Borough Comprehensive Plan Update.