

**BOROUGH OF NEW HOLLAND
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOROUGH OF NEW HOLLAND,
COUNTY OF LANCASTER, PENNSYLVANIA, AMENDING
CHAPTER 27 OF THE NEW HOLLAND BOROUGH CODE
OF ORDINANCES, THE NEW HOLLAND BOROUGH
ZONING ORDINANCE OF 2019 AND THE ZONING MAP
OF NEW HOLLAND BOROUGH, TO CHANGE THE
ZONING CLASSIFICATION OF PORTIONS OF
LANCASTER COUNTY TAX PARCEL ID NO. 480-31096-0-
0000 FROM THE R-1 RESIDENCE DISTRICT AND M
MANUFACTURING DISTRICT TO THE C-2
COMMERCIAL DISTRICT; TO DEFINE BUSINESS
VISITOR CENTER; AND TO PERMIT BUSINESS VISITOR
CENTERS BY RIGHT IN THE C-2 COMMERCIAL
DISTRICT SUBJECT TO SPECIFIC CRITERIA.**

BE IT HEREBY ORDAINED AND ENACTED by the Council of the Borough of New Holland, Lancaster County, Pennsylvania, as follows:

Section 1. The New Holland Borough Zoning Ordinance of 2019, as amended, Zoning Map of New Holland Borough, shall be amended to rezone a portions of Tax Parcel ID No. 480-31096-0-0000, as depicted on Exhibit A and described in Exhibit B, from the R-1 Residence District and the M Manufacturing District to the C-2 Commercial District.

Section 2. Section 1701 of the New Holland Borough Zoning Ordinance of 2019, as amended, shall be amended to define “Business Visitor Center” in alphabetical order as follows:

BUSINESS VISITOR CENTER – A facility operated in connection with a business that provides educational and informational exhibits, displays and materials for the benefit of visitors, and which may include accessory meeting facilities, outdoor displays for exhibition purposes, and retail sales of merchandise, souvenirs and similar items.

Section 3. Section 701.1 of the New Holland Borough Zoning Ordinance of 2019, as amended, shall be amended to permit “Business Visitor Center” by right in the C-2 Commercial District as follows:

1. Use Regulations. A building or a group of buildings may be erected, and a lot may be used or occupied, for any of the following purposes, and no other, provided that each use shall comply with the area, height, and special design requirements of this Chapter:

U. Business visitor centers are permitted by right, subject to the following specific criteria:

- (1) The visitor center may be located on the same lot as the applicable business or on a different lot provided that the subject lot is within 500 feet of a lot containing the business.
- (2) The total area designated for outside display purposes shall be less than the total floor area of the building.
- (3) The minimum front yard setback for outdoor display areas shall be thirty (30) feet notwithstanding the provisions of §910.
- (4) The maximum floor area of the visitor center shall be 30,000 square feet, including any outdoor display areas.
- (5) Off-street parking shall be provided at a rate of at least one (1) space for each 1,000 square feet of gross floor associated with the use.

Section 4. Section 701.1.P of the New Holland Borough Zoning Ordinance of 2019, as amended, shall be amended as follows (deletions are shown as stricken):

1. Use Regulations. A building or a group of buildings may be erected, and a lot may be used or occupied, for any of the following purposes, and no other, provided that each use shall comply with the area, height, and special design requirements of this Chapter:

P. Accessory uses on the same lot and customarily incidental to any permitted uses, and signs when erected and maintained in accordance with the provisions of Part 11 of this Chapter.

Section 5. All other sections, parts and provisions of Chapter 27 of the New Holland Borough Code of Ordinances, the New Holland Borough Zoning Ordinance of 2019, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 6. 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 Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall remain in full force and effect.

Section 7. This amendment shall take effect and be enforced from and after its date of approval as provided by law

DULY ORDAINED AND ENACTED this ___ day of _____, 202___, by Council of the Borough of New Holland, Lancaster County, Pennsylvania, in lawful session duly assembled.

**BOROUGH OF NEW HOLLAND
Lancaster County, Pennsylvania**

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President

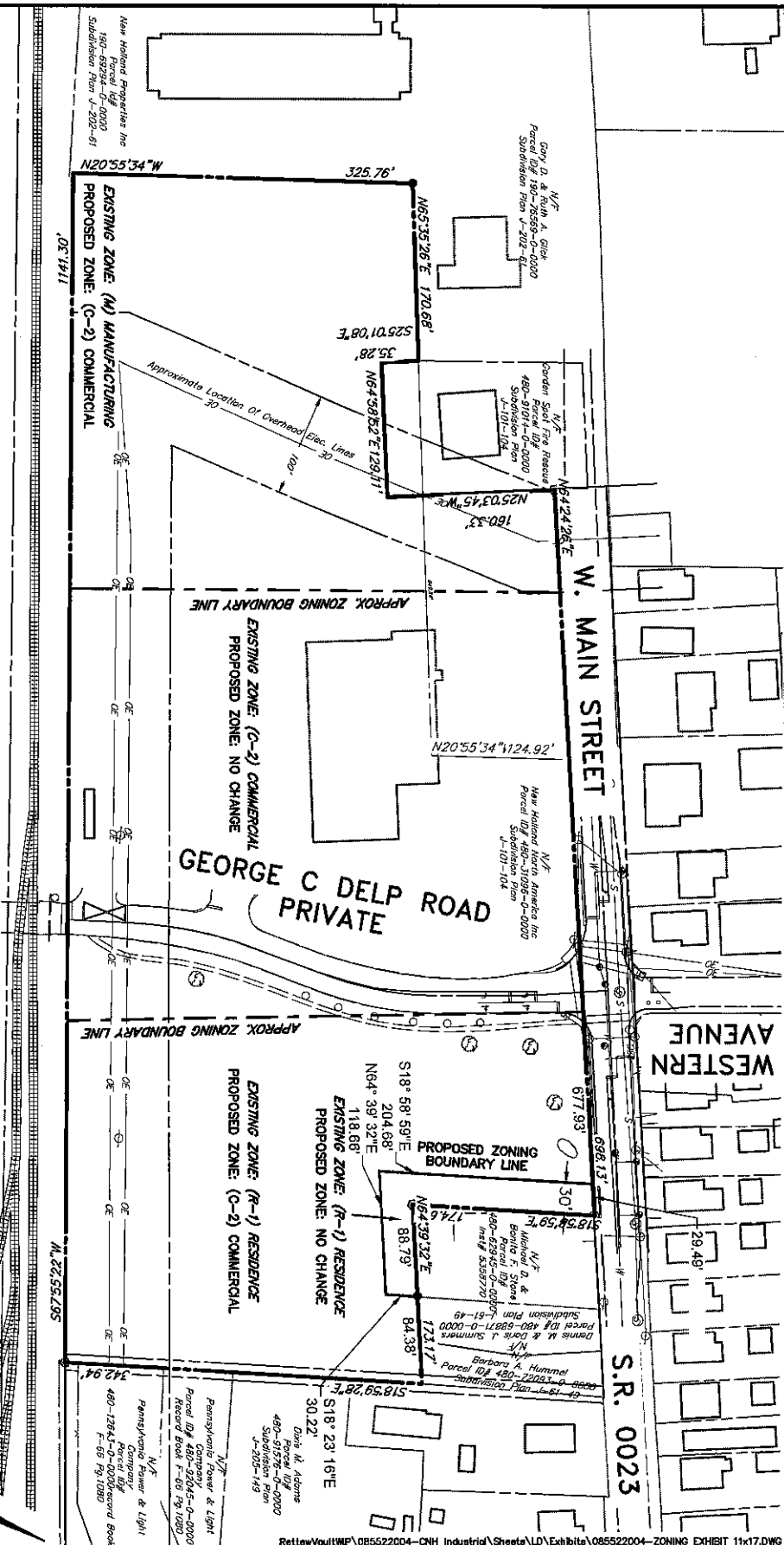
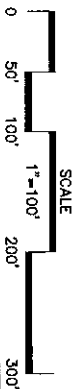
EXHIBIT A TO PROPOSED ORDINANCE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR THE REZONING OF CERTAIN PORTIONS OF THE PROPERTY. THERE IS NO SUBDIVISION OF PROPERTY ASSOCIATED WITH THIS PLAN.
2. HORIZONTAL DATUM IS PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NAD 83-92. BENCHMARK REFERENCE: CAPPED REBAR SET ON THE WESTSIDE OF GEORGE C DELP RD. SOUTH OF THE INTERSECTION OF W. MAIN ST. ELEVATION= 501.07' (NAVD-88 DATUM).
3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION. PA ONE CALL UTILITY RESPONSE AND/OR BEST AVAILABLE PLAN INFORMATION. PA ONE CALL NOTIFICATION SERIAL NUMBER IS 20221094303-000 DATED 04/19/2022. (RETTIEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
4. A FIELD SURVEY WAS COMPLETED BY RETTIEW AND ASSOCS. APRIL 2022.

LEGEND

- EXISTING CURB
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED ZONING LINE



PROPERTY REZONING PLAN CNH INDUSTRIAL

NEW HOLLAND BOROUGH LANCASTER COUNTY, PA



RETTIEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-5399
Fax (717) 399-1000
Email: rettiew@rettiew.com
Website: www.rettiew.com

DRAWN BY: TSG
DATE: 7/31/24
SCALE: 1"=100'
DWG. NO. 085522004

EXHIBIT B TO PROPOSED ORDINANCE

Legal Description
Rezoning CNH Industrial
New Holland Borough, Lancaster County, Pennsylvania

ALL THAT CERTAIN tract of land situate south of West Main Street (S.R. 0023) in New Holland Borough, Lancaster County, Pennsylvania, as shown on a plan entitled "Property Rezoning Plan CNH Industrial", prepared by RETTEW Associates, Inc., dated July 31, 2024, Drawing No. 085522004 and being more fully bounded and described as follows:

BEGINNING at a point at the southeast corner of lands now or formerly of New Holland Properties, Incorporated; thence along the eastern boundary line of lands now or formerly of New Holland Properties, Incorporated N 20°55'34" W a distance of 325.76 feet to a point, said point being the southwest corner of lands now or formerly of Guy D. and Ruth A. Glick; thence along the southern boundary line of lands now or formerly of Guy D. and Ruth A. Glick N 65°35'26" E a distance of 170.68 feet to a point along the western boundary line of lands now or formerly of Garden Spot Fire Rescue; thence along lands now or formerly of Garden Spot Fire Rescue the following three (3) courses and distances: 1) S 25°01'08" E a distance of 35.28 feet to a point, 2) N 64°58'52" E a distance of 129.11 feet to a point, 3) N 25°03'45" W a distance of 160.33 feet to a point along the southern right-of-way of West Main Street (S.R. 0023); thence along said right-of-way N 64°24'26" E a distance of 677.93 feet to a point along the proposed zoning boundary line (R-1) Residence; thence along said proposed zoning line the following three (3) courses and distances: 1) S 18°58'59" E a distance of 204.68 feet to a point, 2) N 64°39'32" E a distance of 118.66 feet to a point, 3) N 18°23'16" W a distance of 30.22 feet to a point, said point being the southeastern corner of lands now or formerly of Michael D and Bonita F. Stone; thence along the southern boundary line of lands now or formerly of Dennis M. and Doris J. Summers and Barbara A. Hummel respectively N 64°39'32" E a distance of 84.38 feet to a point along the eastern boundary line of lands now or formerly of CNH Industrial thence along said eastern boundary line and along lands now or formerly of Dixie M. Adams and Pennsylvania Power and Light Company respectively S 18°59'28" E a distance of 342.94 feet to a point along the northern right-of-way line of Pennsylvania Lines LLC; thence along said northern right-of-way S 67°55'22" W a distance of 1141.30 feet to the point and place BEGINNING.

CONTAINING: 10.884 Acres