



ORDINANCE NO. 2024-04

AN ORDINANCE OF THE BOROUGH OF GREENCASLE, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF GREENCASLE, CHAPTER 205 OF THE CODE OF THE BOROUGH OF GREENCASLE, BY (1) AMENDING THE BOROUGH OF GREENCASLE ZONING MAP IN ACCORDANCE WITH THE REZONING OF TAX PARCEL NUMBER 08-2B22.-077.-000000 TO RESIDENTIAL (R-1); (2) CREATING SIZE RESTRICTIONS FOR DETACHED GARAGES; (3) REMOVING REQUIREMENT TO SCREEN ON ALL SIDES FOR ALL PARCELS SITUATED IN THE HIGHWAY COMMERCIAL DISTRICT (HC).

WHEREAS, the Borough of Greencastle (the “Borough”) seeks to promote the general health, safety and welfare of the community by adopting and implementing an amendment to the Borough of Greencastle Zoning Map in accordance with the rezoning of Tax Parcel Number 08-2B22.-077.-000000 to Residential (R-1); and

WHEREAS, the Borough further seeks to promote the general health, safety and welfare of the community by amending the Borough Zoning Ordinance to create size regulations and restrictions for detached garages within the Borough; and

WHEREAS, the Borough further desires to amend the Borough Zoning Ordinance to remove the requirement for screening on all sides of all parcels situated in the Highway Commercial District (HC).

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Borough Council of the Borough of Greencastle, Franklin County, Pennsylvania, and it is enacted and ordained as follows:

SECTION 1. Tax Parcel Number 08-2B22.-077.-000000 is hereby rezoned to the Residential District (R-1) to expand the adjoining R-1 District.

SECTION 2. The Zoning Map of the Borough of Greencastle is hereby amended to reflect the changes identified on the revised Zoning Map of the Borough of Greencastle, dated December 2 attached hereto and incorporated herein as Exhibit “A”.

SECTION 3. Section 205-21.A of the Code, entitled “Accessory buildings and structures,” is hereby amended to add a subsection (5), which shall read as follows:

- (5) A private detached garage shall not exceed 1,000 square feet.

SECTION 4. Section 205-10, entitled “(HC) Highway Commercial District,” is hereby amended by deleting the language of Section 205-10.D in its entirety and amended to read as follows:

- D. In addition to any other requirements set forth in this section, or elsewhere in this chapter, any use permitted in accordance with Subsection A, supra, which is adjacent to a residential district or existing residence; shall be screened along the adjacent property line by the planting and continuous maintenance of an evergreen material, such as arborvitae or some similar plant, for as long as said use is in existence. These screening plants shall have an initial minimum height of four feet after planting.

SECTION 5. Repealer. All provisions of previous Ordinances of the Borough of Greencastle which are contrary to this Ordinance are expressly repealed.

SECTION 6. Savings Clause. In all other respects, the Code of the Borough of Greencastle shall remain as previously enacted and ordained.

SECTION 7. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 8. Effective Date. This Ordinance shall take effect in accordance with law.

ENACTED, ORDAINED, AND APPROVED this 2nd day of December 2024.

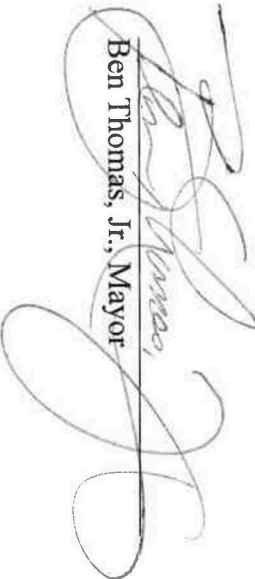
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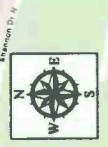
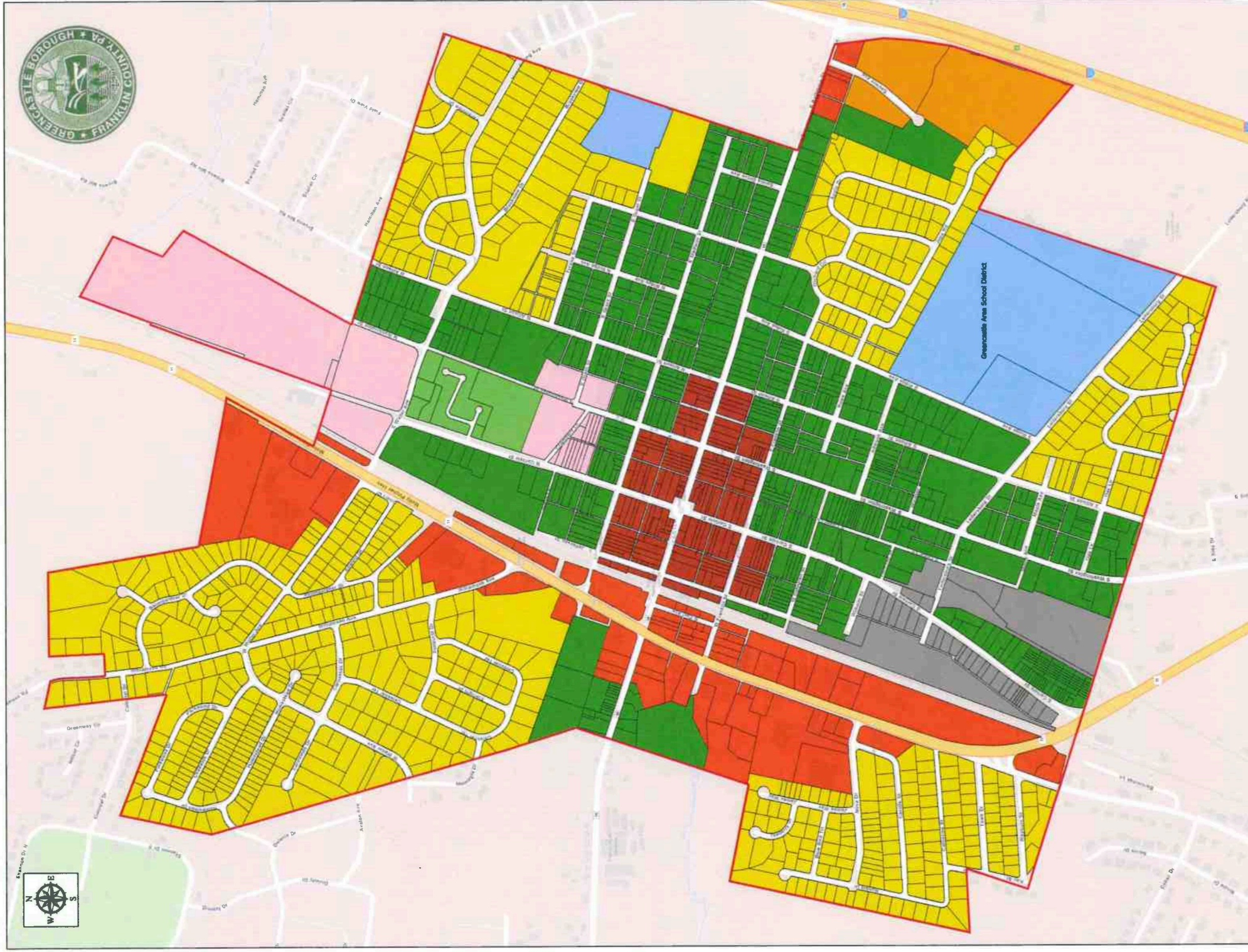
BOROUGH OF GREENCASTLE
FRANKLIN COUNTY, PENNSYLVANIA

By: 
Karry Faight, President

ATTEST:


Emilee Little, Borough Secretary


Ben Thomas, Jr., Mayor



- Zoning District**
- Residential, (R1)
 - General Residential, (R2)
 - Residential-Mobile Home, (RM)
 - Community Commercial, (CC)
 - Community Commercial II, (CC-II)
 - Highway Commercial, (HC)
 - Industrial, (I)
 - Institutional, (INS)
 - Mixed Use, (MS)

ZONING MAP FOR THE BOROUGH OF GREENCASTLE

FRANKLIN COUNTY, PENNSYLVANIA
Effective Date:



1:4,000
 Date Produced/Author: ART 10/10/2024
 Projection/Coordinate System:
 NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet
 Data Source: World Topographic Map;
 ESRI Community Maps Contributor;
 data via govt. OpenStreetMap, ESRI



