

ORDINANCE NO. 2005-2

An Ordinance Amending the Township of Conewago Zoning Ordinance, as Amended, Providing for Certain Changes in the Requirements to Chapter 27, PART 2 – Definitions, PART 4 – “A” Agricultural District, PART 5 – “R-C” Residential Country, Part 6 – “R-S” Residential Suburban, Part 7 – “R-M” Residential Multifamily, Part 8 – “C-G” Commercial – General, Part 9 – “W-M” Wholesale – Manufacturing, and Part 15 – “F-A” Floodplain Management.

IT IS HEREBY ENACTED AND ORDAINED BY THE Conewago Township Board of Supervisors that the Township of Conewago Zoning Ordinance is hereby amended as follows:

Section 1: Part 2 – Definitions shall be amended by modifying Section 201 as follows:

§201. Definition of Terms

DWELLING, SINGLE-FAMILY, DETACHED – a dwelling located on a separate lot which is designed for and occupied by not more than one (1) family and surrounded by open space or yards and which is not attached to any other dwelling units by any means.

Section 1: Part 4 – “A” Agricultural District shall be amended by modifying Section 405 as follows:

§405. Area Regulations

1. With the exception of single family detached dwellings and accessory structures, the minimum permitted lot area shall be not less than forty-three thousand five hundred sixty (43,560) square feet (one (1) acre).
2. For single family detached dwellings and accessory structures, the minimum permitted lot area shall be not less than one and one half (1.5) acres and the maximum permitted lot area shall not exceed three (3.0) acres.

Section 2: Part 5 – “R-C” Residential Country shall be amended by modifying Section 505 as follows:

§505. Area Regulations

1. The minimum permitted lot area for single family detached dwellings shall not be less than the following:

	Lot Area / Dwelling Unit with Septic and Well	Lot Area / Dwelling Unit with Septic and Public Water	Lot Area / Dwelling Unit with Sewer and Well	Lot Area / Dwelling Unit with Sewer and Public Water
Single Family Detached Dwelling Unit	1.5 Acres	1.5 Acres	1.5 Acres	30,000 Sq. Ft.

Section 3: Part 6 – “R-S” Residential Suburban shall be amended by modifying Section 605 as follows:

§605. Area Regulations

1. The lot area per dwelling unit for single family detached and single family semi-detached dwellings shall not be less than the following:

	Lot Area / Dwelling Unit with Septic and Well	Lot Area / Dwelling Unit with Septic and Public Water	Lot Area / Dwelling Unit with Sewer and Well	Lot Area / Dwelling Unit with Sewer and Public Water
Single Family Detached Dwelling Unit	1.5 Acres	1.0 Acres	30,000 Sq. Ft.	20,000 Sq. Ft.
Single Family Semi-Detached Dwelling Unit	Not Permitted	Not Permitted	20,000 Sq. Ft.	15,000 Sq. Ft.

Section 4: Part 7 – “R-M” Residential Multifamily shall be amended by modifying Section 705 as follows:

§705. Lot Area and Width Regulations

1.A, 2.A, and 3.A. The minimum permitted lot area and lot width for residential units shall not be less than the following:

1.A. Residential Lots

Dwelling Type	Lot Area / Dwelling Unit with Septic and Well	Lot Width at Minimum Building Setback Line (feet)
Single Family Detached Dwelling Unit	1.5 Acres	100
Single Family Semi-Detached Dwelling Unit	Not Allowed	80 per d.u.
Two-Family Detached	Not Permitted	125
Townhouse (single family attached - first dwelling unit)	Not Permitted	150
Townhouse (each additional dwelling above the first)	Not Permitted	150

Apartments (first dwelling unit)	Not Permitted	200
Apartments (each additional dwelling above the first)	Not Permitted	200

2.A. Residential Lots

Dwelling Type	Lot Area / Dwelling Unit with Septic and Public Water	Lot Area / Dwelling Unit with Sewer and Well	Lot Width at Minimum Building Setback Line (feet)
Single Family Detached Dwelling Unit	1.0 Acres	30,000 Sq. Ft.	90
Single Family Semi-Detached Dwelling Unit	Not Allowed	20,000 Sq. Ft.	70 per d.u.
Two-Family Detached	Not Permitted	15,000 Sq. Ft.	100
Townhouse (single family attached - first dwelling unit)	Not Permitted	Not Permitted	125
Townhouse (each additional dwelling above the first)	Not Permitted	Not Permitted	125
Apartments (first dwelling unit)	Not Permitted	Not Permitted	200
Apartments (each additional dwelling above the first)	Not Permitted	Not Permitted	200

3.A. Residential Lots

Dwelling Type	Lot Area / Dwelling Unit with Sewer and Public Water	Lot Width at Minimum Building Setback Line (feet)
Single Family Detached Dwelling Unit	20,000 Sq. Ft.	90
Single Family Semi-Detached Dwelling Unit	15,000 Sq. Ft.	70 per d.u.
Two-Family Detached	15,000 Sq. Ft.	100
Townhouse (single family attached - first dwelling unit)	20,000 Sq. Ft.	125
Townhouse (each additional dwelling above the first)	10,000 Sq. Ft.	125
Apartments (first dwelling unit)	20,000 Sq. Ft.	200
Apartments (each additional dwelling above the first)	10,000 Sq. Ft.	200

Section 5: Part 8 – “C-G” Commercial – General shall be amended by modifying Section 805 as follows:

§805. Lot Area

1-3. The minimum permitted lot area for single family detached dwellings shall not be less than the following:

	Lot Area / Dwelling Unit with Septic and Well	Lot Area / Dwelling Unit with Septic and Public Water	Lot Area / Dwelling Unit with Sewer and Well	Lot Area / Dwelling Unit with Sewer and Public Water
Single Family Detached Dwelling Unit	1.5 Acres	1.0 Acres	1.0 Acres	15,000 Sq. Ft.

Section 6: Part 9 – “W-M” Wholesale – Manufacturing shall be amended by modifying Section 905 as follows:

§905. Area Regulations

2. The minimum permitted lot area for an accessory single family dwelling using on-lot septic and well shall not be less forty-three thousand five hundred sixty (43,560) square feet (one (1) acre)..
3. Where public sewer and / or water are available, the minimum lot area for an accessory single family dwelling shall be the same as required in the Residential Suburban District.

Section 7: Part 15 – (F-A) Floodplain Management shall be amended by modifying Section 1503.2 as follows

§1503. Flood District Provisions

2. General Floodplain District

- D. No buildings or accessory structures for residential use shall be allowed within the boundaries of any identified floodplain district.

ORDAINED AND ENACTED this 10th day of August, 2005, to

become effective five (5) days after enactment.

BOARD OF SUPERVISORS
TOWNSHIP OF CONEWAGO
DAUPHIN COUNTY, PENNSYLVANIA

Attest:

Shirley A. Bretz Secretary By: Jan D. Rowant Chairman

(SEAL)