

CONOY TOWNSHIP

Lancaster County, Pennsylvania

ORDINANCE NO. 1-5-9-2019

AN ORDINANCE TO AMEND THE CONOY TOWNSHIP ZONING ORDINANCE TO AMEND DEFINITIONS, TO AMEND SETBACK AND HEIGHT REGULATIONS IN THE VILLAGE CENTER ZONING DISTRICT, AND TO AMEND PROVISIONS FOR ROOF-MOUNTED SOLAR COLLECTORS

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Conoy Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinance of Conoy Township (the Ordinance), Article 1, Background Provisions, Subsection 113.3, is hereby amended as set forth below by adding the following revised definition:

ALLEY - A minor right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties. For the purposes of this Ordinance, an alley is not considered a type of street.

Section 2. The Ordinance Article 2, District Regulations, Subsection 205.5, is hereby amended as set forth below:

205.5 Design Standards

Recognizing the two different land use patterns existing within this District, the following two tables present two different design standards imposed, based upon basic design elements.

1. The following table presents design standards imposed upon lots that front on one public street and on another public street or alley. Also, lots qualifying for the following standards must also contain required off-street parking in a side or rear yard.

Public Utilities Utilized	Minimum Lot Area (sq. ft.)	Maximum Density (Units/Ac.)	Minimum Lot Width	Maximum Lot Coverage	Required Front Yard ¹	Minimum Side Yard		Minimum Rear Yard
						One Side	(Both Sides)	
Public Water Only	32,670 ²	1.33	100'	25%	10'	25'	(50')	50'
Public Sewer Only	20,000	2.18	100'	35%	10'	20'	(40')	35'
Both Public Sewer and Public Water	6,000	6	40'	60%	10'	5'	(5')	35'

¹All uses shall be set back ten (10) feet from any adjoining street line.

²All uses relying upon on-lot sewers shall also comply with Section 316 of this Ordinance.

2. The following table presents design standards imposed upon lots that do not qualify for those presented in the preceding Section 205.5.1:

Public Utilities Utilized	Minimum Lot Area (sq. ft.)	Maximum Density (Units/Ac.)	Minimum Lot Width	Maximum Lot Coverage	Required Front Yard	Minimum Side Yard (One Side)	Minimum Side Yard (Both Sides)	Rear Yard
Public Water Only	32,670 ¹	1.33	110'	25%	25'	30'	60'	50'
Public Sewer Only	20,000	2.18	100'	35%	25'	20'	(40')	35'
Both Public Sewer and Public Water	7,500	5.8	55'	50%	25'	10'	(20')	35'

¹All uses relying upon on-lot sewage disposal shall comply with Section 316 of this Ordinance.

Section 3. The Ordinance Article 2, District Regulations, Subsection 205.6, is hereby amended as set forth below:

205.6 Maximum Permitted Height

- A. Principal buildings and structures – Thirty-five (35) feet; and,
- B. Accessory buildings and structures – Twenty-five (25) feet.

Section 4. The Ordinance Article 2, District Regulations, Subsection 205.8, is hereby amended as set forth below:

205.8 All accessory structures shall be located in the side or rear yard and set back at least five (5) feet from all property lines, except that the wall of any garage containing a vehicle opening shall be set back at least twenty (20) feet from the right-of-way of adjoining alleys.

Section 5. The Ordinance Article 3, General Provisions, Subsection 301.5, is hereby amended to delete Subsection 301.5.C.4. and to renumber the subsequent Subsection.

Section 6. The Ordinance Article 3, General Provisions, renumbered Subsection 301.5.C.4., is hereby amended as set forth below:

- 4. The systems installed shall provide for the ability to disconnect the system and disable the production of electricity to avoid potentially hazardous conflicts between the system and firefighters and their respective firefighting apparatuses. The manufacturer specifications and a detailed sketch showing the location of all disconnects shall be submitted to the Township with a copy to the local fire department responsible for coverage of the site as part of the application.

Section 7: All other sections, parts and provisions of the Ordinance shall remain in full force and effect as previously enacted and amended.

Section 8: 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 the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 9: This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Conoy as provided by law.

DULY ENACTED AND ORDAINED, this 9th day of May, 2019, by the Board of Supervisors of the Township of Conoy, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF CONOY
Lancaster County, Pennsylvania

ATTEST: Kathy M. Nisple
Secretary

By: [Signature]
Chairman