

UPPER LEACOCK TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2016-08

AN ORDINANCE OF UPPER LEACOCK TOWNSHIP,
LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE
UPPER LEACOCK TOWNSHIP ZONING ORDINANCE OF
2015 TO REVISE THE AREA AND DESIGN REQUIREMENTS
APPLICABLE TO RESIDENTIAL USES IN THE MEDIUM
DENSITY RESIDENTIAL ZONE (R-2)

BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted by the Board of Supervisors of Upper Leacock Township, Lancaster County, Pennsylvania, as follows:

Section 1. R-2 Residential Zone Area and Design Requirements

The Upper Leacock Township Zoning Ordinance of 2015, Article 2 – Specific Zones, Section 202, Medium Density Residential Zone (R-2), Subsection 202.F, Area and Design Requirements in the R-2 Residential Zone, is hereby amended to read as follows:

202.F. AREA AND DESIGN REQUIREMENTS IN THE R-2 RESIDENTIAL ZONE							
Use	Minimum Lot Area (sq. ft.)	Maximum Density (Units/Net Ac.)	Minimum Lot Width ¹	Maximum Lot Coverage	Minimum Yard Setbacks ⁴		
					One Side	(Both Sides)	Rear Yard
Municipal services, parks and playgrounds and public utilities structures	6,250 sq. ft.	NA	50 ft.	30%	15'	(30')	30'
Single-family detached dwelling	10,000	4	70 ft.	40%	10'	(20')	25' ⁵
Duplexes	7,260 per unit	4	50' per unit	35%	25' ⁵	(NA)	30' ⁵
Two-family dwellings	10,000	4	80 ft.	35%	15'	30'	30'
Townhouses ²	4,800 per unit	4	40' per unit	50%	15'	(End Units)	30' ⁵
Multiple Family ³	87,120	13	200'	60%	30'	(60')	30'
Other Uses	43,560	NA	200'	30%	30'	(60')	50'

¹ Minimum lot width shall be measured at the building setback line; in no case shall a lot's width, as measured along its frontage, be less than seventy percent (70%) of that required at the building setback line. Lot widths required at the frontage shall be measured along a line paralleling the street line, even if it is curvilinear.

2 No townhouse groupings shall contain more than six (6) units. For each townhouse grouping containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be two (2) feet. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty (30) feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following footnote 3 shall apply.

3 In those instances where several multiple-family dwelling buildings and/or townhouse groupings are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least seventy (70) feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
- b. A minimum yard space of thirty (30) feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.
- c. A minimum yard space of thirty (30) feet is required between end walls and front or rear faces of buildings.

4 All principal buildings shall comply with the front yard setbacks listed in Sections 202.K. & 202.L. of this Ordinance

5 This setback can be reduced to ten (10) feet when an attached garage is provided in the rear yard which connects with an adjoining alley.

Section 2. Legislative Intent.

It is the intention of the Board of Supervisors that the requirements of this Ordinance shall supplement and shall not repeal any existing regulations, except to the extent that this Ordinance irreconcilably conflicts with such other ordinance. Where this Ordinance imposes greater regulations upon the maintenance of structures or land or any other matter governed by this Ordinance, the provisions of this Ordinance shall control. Where another ordinance currently in effect or enacted in the future provides greater regulations upon the maintenance of structures or land or any other matter governed by this Ordinance, such other ordinance shall control.

Section 3. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held to be illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to

be the intent of the Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 4. Effective Date.

This order shall take effect and be enforced from and after its approval as provided by law.

ORDAINED AND ENACTED this 6th day of October, 2016, by the Board of Supervisors of Upper Leacock Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**UPPER LEACOCK TOWNSHIP
BOARD OF SUPERVISORS**

By: Ronald L. Simmons
Ronald Simmons, Chairman

By: J. Harold Leaman
J. Harold Leaman

By: James Bennett
James Bennett

Attest: [Signature]
Township Secretary



CERTIFICATE

I, the undersigned, Secretary of Upper Leacock Township, Lancaster County, Pennsylvania ("Township") certify that: The foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of Upper Leacock Township which duly was enacted by affirmative vote of a majority of the members of the Board of Supervisors of Upper Leacock Township at a meeting duly held on the 6th day of October, 2016; such Ordinance has been duly recorded in the Ordinance Book of the Township; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of Upper Leacock Township met the advance notice and public comment requirements of the Sunshine Act, 65 Pa. C.S. §701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township, and by providing a reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

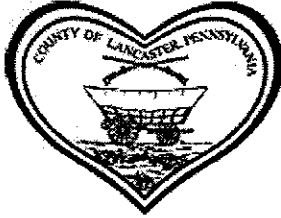
IN WITNESS WHEREOF, I set my hand and affix the official seal of Upper Leacock Township, this 12th day of October, 2016.


Secretary

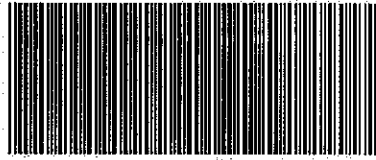


Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
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 School District:

*** ASSOCIATED DOCUMENT(S):**

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Bonnie L. Bowman

Bonnie L. Bowman
 Recorder of Deeds

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