

**UPPER LEACOCK TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021-01

**AN ORDINANCE OF THE TOWNSHIP OF UPPER LEACOCK, LANCASTER
COUNTY, PENNSYLVANIA AMENDING THE OFFICIAL ZONING ORDINANCE OF
UPPER LEACOCK TOWNSHIP OF SEPTEMBER 22, 2015, LAST AMENDED JULY
21, 2016, TO PROVIDE FOR A NEW DEFINITION OF "COMMON PARKING AREA,
RESIDENTIAL" AND TO ADD A NEW PARKING RATIO APPLICABLE TO
MULTIPLE FAMILY DWELLINGS WITH A COMMON PARKING AREA,
RESIDENTIAL IN THE MIXED USE DISTRICT**

WHEREAS, the Zoning Ordinance requires the same off-street parking requirements for duplex, quadraplex, townhouse, and multiple family dwellings.

WHEREAS, the parking ratio that the Zoning Ordinance requires for duplexes, quadraplexes, townhouse, and multiple family dwellings is three (3) parking spaces per dwelling unit within 150 feet of the unit served ("Current Parking Ratio").

WHEREAS, there are significant differences between the type and use of parking facilities in duplex, quadraplex, and townhouse developments as compared to multiple family developments. Specifically, multiple family units are usually served by a common parking lot without assigned spaces per dwelling unit, while duplex, quadraplex, and townhouse units typically have garages, driveways, or parking spaces exclusively reserved for or assigned to each unit.

WHEREAS, the absence of assigned parking spaces in multiple family developments means that spaces are "first come, first served," and the number and location of parking spaces available to each multiple family dwelling vary on a regular basis. Due to the number of dwelling units in many multiple family developments, such a parking arrangement leads to less parking being needed to serve such a development.

WHEREAS, the Current Parking Ratio impairs efficient land use in the context of multiple family developments because it often leads to more parking and paved areas than would ordinarily be required for multifamily parking needs.

WHEREAS, excess paved areas reduce green space, increase storm water runoff, increase thermal heat, increase area flood lighting and detract from the aesthetic appeal of the surrounding neighborhood.

WHEREAS, the construction of excess parking results in unnecessary additional maintenance costs, including snow removal, ice removal, and landscaping costs for unused areas, which in turn increase the cost of housing. These challenges are amplified in the Mixed Use

District ("MU District"). The ages, locations, dimensions, and configurations of lots and structures within the MU District, particularly along Main Street, as well as the architectural and design standards integral to the concept of the MU District, are not conducive to inclusion of excess parking areas.

WHEREAS, the MU District is designed to include a "mixture of land uses" along Main Street, which is an essential corridor of the Township. This mixture of land uses increases walkability in the MU District and reduces the need for vehicle parking.

WHEREAS, the Board of Supervisors desires to amend the Zoning Ordinance as set forth herein to create a new parking ratio applicable to multiple family dwelling units in the MU District that reflects the use of common parking areas in these types of developments.

NOW, THEREFORE, the following amendments to the Zoning Ordinance of Upper Leacock Township are hereby ordained and enacted by the Board of Supervisors of the Township of Upper Leacock:

1. Article I, Section 113 "Specific Words and Phrases" is amended to add a new definition after "Common Parking Area", as follows:

Common Parking Area, Residential – A parking facility containing unassigned parking spaces that serves all of the units within a residential development, which may be comprised of indoor or outdoor parking facilities, or a combination of both, and which may be configured as a single parking area or multiple parking areas located throughout the development. Parking spaces located in garages or driveways or along public streets shall not be considered as part of any residential common parking area.

2. Article 3, Section 316.W. "Schedule of Required Parking Spaces," subsection 1, is amended as follows:

Delete the following:

Type of Use	Number of One Passenger Parking Space for Each
Duplex, quadraplexes, townhouse and multiple family dwellings	1/3 dwelling unit (i.e., three spaces per dwelling unit). Such parking spaces can take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served.

Add the following in its place:

Type of Use	Number of One Passenger Parking Space for Each
Duplex, quadraplexes, and townhouse dwellings as well as multiple family	1/3 dwelling unit (i.e., three spaces per dwelling unit). Such parking spaces can

dwellings outside the Mixed Use District and Multiple family dwellings without a Common Parking Area, Residential in the Mixed Use District	take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served.
Multiple family dwellings with a Common Parking Area, Residential in the Mixed Use District	The greater of (i) 0.80 space per bedroom, or (ii) a minimum of 2 spaces per dwelling unit, provided all spaces required are within 200 feet of the unit served.

3. **Effective Date.** This Ordinance shall become effective five (5) days following passage.
4. **Repealer.** All ordinances or parts of ordinances inconsistent herewith are expressly repealed to the extent of such inconsistency.

ENACTED AND ORDAINED, this 15th day of July 2021.

ATTEST:


 (Assistant) Secretary

UPPER LEACOCK TOWNSHIP

By: 

Name: Ronald S. Simons
 (Vice) Chair
 Board of Supervisors