



# PENN TOWNSHIP

LANCASTER COUNTY, PA

April 22, 2020

To: Zoning Task Force

Re: Initial memo and notes for first meeting April 22, 2020. Thoughts and notes are based upon URDC memo dated April 16, 2020, and experiences as the zoning officer.

- I feel that the current zoning ordinance *definitions* §27-112, should include all uses which are detailed within the *Use Tables* section of the ordinance §27-202. Currently, a *Contractor Shop*, though included in the table is not defined.
- §27-202 lists a contractor shop as a use permitted by right in the T-5C, and by special exception in the T-5MU districts, but there are no standards which have been attached for easy reference like other uses.
- *Part 8, Form Based Code* is extremely restrictive for smaller proposed projects, like a proposed new Sf-dwelling in the T-4 Village District. The code works for complete residential developments when they are designed “as a whole”, but is very difficult to apply and adhere to on single parcels where applicable in the Township.
- *Accessory Uses and Structures* §27-302.1.F.(1) This section seems conflicting, complicated, and is difficult to understand and apply. “*The total gross floor area of all accessory structures on the lot shall not exceed 49% of the total square footage of buildings on the lot. In addition, the footprint of any one accessory structure shall be smaller than the building footprint of the principal dwelling unit*”. This is due in part, to the fact that zoning definitions makes all structures other than the principal, accessory whether they are buildings or are simply an item like a concrete pad. A detached residential garage is a building and a structure, while a concrete pad is an accessory structure.
- Animals, even hens, are not permitted as accessory to many residential uses, due to the current minimum lot size requirements. T-1, T-2, and T-3 Districts; minimum 1 acre. T-4 equals 2 acres, and T-5 equals 3 acres.
- ADU’s currently need special exception approval, why not make the accessory use permitted by right so it may be approved by the zoning officer, as long as the listed conditions have been satisfied. (Record agreement as part of conditions)

- Current zoning lot coverage?
- Residential generators? Solar panels, wind generating systems, and geothermal are already included in the ordinance.
- Should light-commercial vehicles be permitted on residential properties? Currently, it is not permitted for business related vehicles to be stored on the exterior of a structure.
- Campers and recreational vehicles. Currently, it is not permitted for most recreational vehicles to be stored on a property in excess of 72 hours. These vehicles are becoming the subject of more and more complaints from residents. If they are permitted, how do we prevent the storage from off-setting required parking?
- Demolition of structures that are listed on a historic registry. Currently requires conditional use approval prior to demolition.
- Mobile Home parks are currently only permitted by conditional use in the T-3 zoning district. Since the existing parks are getting older and it seems the need is growing, why not permit them in other zoning districts so an applicant doesn't need to attempt to get a use variance, which is obviously the most difficult variance to attain?
- Temporary dwelling unit (Covid-19 and questions I've received)

Matthew Reeser



Penn Township Zoning Officer