



Proposed Zoning Ordinance Changes

Supplemental information to the Spring 2021 Penn Township Newsletter is below. This information is not meant to be final, nor does it include all edits or changes the Zoning Task Force has discussed. The draft text is meant to be part of a larger, working document, therefore, changes or amendments may occur. The information below is only meant to provide a snapshot of topics talked about.

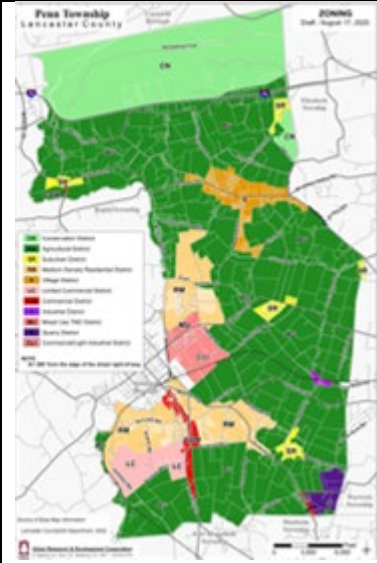
Similarly, complete definitions or text from the current ordinance has not been included. This is meant to keep this document as concise as possible. Should more information be requested, the current Penn Township Zoning Ordinance is available online: <https://ecode360.com/PE3692>

	Current Ordinance	Proposed Change
<p>Zoning Map Changes</p> <p><u>Quarry District</u> D2/Quarry District has been expanded. Note "COM A" as a required setback along Fruitville Pike.</p>		
<p><u>Industrial District</u> D3/Industrial District has been expanded along Lime Rock Road.</p>		
<p><u>Mixed Use District</u> Split into two different zoning districts. Mixed Use (MU) will retain residential homes + other uses. Commercial Light Industrial (CLI) will be commercial + light industrial uses.</p>		
<p>Keeping of Animals</p>	<p>In any zoning district, it is permitted to have a maximum of <u>3 dogs</u> no more than six months of age. Non-Commercial, this does not apply to kennels, vets, stables, or farm operations.</p>	<p>In any zoning district, it is permitted to have a maximum of <u>5 cats and dogs</u> no more than six months of age. Non-Commercial, this does not apply to kennels, vets, stables, or farm operations.</p>

<p>Keeping of Animals (cont'd)</p>	<p>Poultry/<u>chickens</u> (in residential lots) vary from minimum lot size to own 1-3 acres</p> <p>Keeping of large animals/<u>horses</u> – minimum of 2 acres + 1 acre for any additional.</p>	<p>Poultry/<u>chickens</u> (in residential lots) will vary somewhat, but minimum lot required lowered ½ acre, 5 hens maximum and no roosters.</p> <p>Keeping of large animals/<u>horses</u> – No change.</p>
<p>District Regulations: Agricultural</p>	<p>Agricultural properties which are subdivided for use of a primary or secondary school serving 100 or fewer children will count against the property's subdivision limitations. Zoning Hearing Board approval is needed.</p>	<p>Lots subdivided (4 or less acres) intended for: a place of worship, a primary or secondary school serving 100 or fewer children, public outdoor recreational land, land needed for public water supply, stormwater management or water quality improvements will not count against subdivision creation limitations. Zoning Hearing Board approval will not be needed for a waiver of these types of subdivisions.</p>
<p>"Farm" definition</p>	<p>Any parcel of land with <u>20 or more acres</u>, used for farming.</p>	<p>Any parcel of land with <u>10 or more acres</u>, used for farming.</p>
<p>Lot Coverage</p> <p>Lot coverage will increase by zoning district and vary.</p>	<p>Applies by zoning district and varies.</p> <p>20% in Ag. for a single-family house 30% in T5 Residential TND (townhouses)</p>	<p>Applies by zoning district and varies.</p> <p>30% in Ag. for a single-family house 60% in Medium Density District (townhouses)</p>
<p>Home Occupations</p>	<p>In addition to the required parking spaces for the dwelling unit, one parking space per nonresident employee, plus one parking space per potential patron on site at one time, shall be provided.</p> <p>No more than two persons, at least one of whom shall be a resident of the dwelling, may be engaged in the home occupation use.</p>	<p>Parking standards for home occupations to be adjusted and expanded.</p> <p>The primary operator of the home occupation shall be a resident, and no more than one other person who is not a resident of the dwelling may help.</p> <p>UCC Approvals and other applicable approvals added.</p>
<p>Historic Demolitions</p>	<p>Determined by Lancaster County Comprehensive Historic Site Survey and/or Pennsylvania Historic Resource Survey. If found to be on one of these lists, a Conditional Use hearing by the Board of Supervisors is required.</p>	<p>Determined by the National Register of Historic Places. The number of historic demolitions requiring approval will be fewer, and the Zoning Hearing Board will hear Conditional Use application for historic demolitions.</p>
<p>RV/Campers/Trailers/Boats</p>	<p>The temporary parking of one recreational vehicle for periods not exceeding 72 hours during any seven-day period is permitted. (Weight class restrictions apply)</p> <p>The RV may only be parked on a paved or gravel surface in any yard, so long as the vehicle is set back no less than 10 feet from any street right-of-way, and 5 feet from adjoining property lines.</p>	<p>Requirements of parking, location of storage of the RV/Camper/Trailer, and size permitted on lot, have been adjusted.</p> <p>Variation for smaller and larger lots exist. Residing in an RV/Camper for more than 30 consecutive days will not be permitted.</p> <p>Any recreation vehicle, boat or trailer shall not occupy required off-street parking except for unloading/loading. More specifics are still being worked out by the Task Force.</p>

<p>Accessory Dwelling Units (ADU)</p>	<p>Currently heard by the Zoning Hearing Board.</p>	<p>Will be <u>allowed by right</u> and updated to note that it is for relatives of property owner, and an agreement between those proposing the ADU and the Township detailing that it must be temporary and removed when no longer in use.</p>
<p>Traditional Neighborhood Development (TND)</p>	<p>Lot coverage for TNDs shall be calculated on the net acreage of the development tract in accordance with the base zoning district and may be increased to meet the above recommendations, subject to the receipt of TDRs.</p> <p>Alleys shall be required in TNDs proposed on 15 acres or greater.</p>	<p>Simplified and relaxed. Minimum density requirements were removed. Setbacks and lot coverage were relaxed.</p> <p>Alley requirements will be put in the SALDO and recreation space must be usable land.</p> <p>“Manor Houses” removed.</p> <p>Pedestrian, parking, lighting, etc., will all be moved to the SALDO, as this development type promotes pedestrian and bicycle friendliness.</p>
<p>Farm Occupation or Farm-Related Businesses</p>	<p>No more than the equivalent of two nonresidents shall be employed by the farm occupation, and at least one owner of the farm occupation shall reside on the site.</p> <p>The use shall be conducted within one completely enclosed building.</p> <p>The farm occupation shall occupy no more than 4,000 square feet of gross floor area, nor more than one acre of lot area. However, any access drive serving the farm occupation and the farm, shall not be calculated as land serving the farm occupation.</p> <p>No more than 50% of the land devoted to a farm occupation shall be covered by buildings, structures, parking or loading areas, or any other impervious surfaces.</p> <p>Any sign used for a farm occupation shall not exceed 10 square feet in size.</p>	<p>Some will require special exception from the Zoning Hearing Board while others will be permitted by right. Notable changes;</p> <p>No more than 5 employees on site at one time. At least one owner of the accessory business shall be the resident or owner of the lot.</p> <p>Primarily business shall occur indoors, some outside is permitted with landscape screening.</p> <p>Farm occupation shall occupy no more than 10,000 sq. ft of total building floor area and no more than 3 acres of lot area. Parking or driveway areas serving both the farm and farm occupation shall not be calculated against the 3 acres of lot area permitted.</p> <p>Max of 2 signs, no more than 15 sq. ft. Additional may be allowed if not readable from any street or lot line.</p> <p>While the accessory use is in operation, the lot may not be subdivided to create a lot less than 25 acres.</p>
<p>Minimum Habitable Floor Area</p>	<p>700 sq. ft.</p>	<p>400 sq. ft.</p>
<p>Form Based Code (FBC)</p>	<p>Part of Zoning Ordinance</p>	<p>Move to Subdivision and Land Development Ordinance (SALDO)</p>

Visual Colors Changes



Zoning District Name Changes

D-1: Limited Commercial
 D-2: Quarry
 D-3: Industrial
 T-1: Conservation
 T-2: Agricultural
 T-3: Suburban
 T-4: Village
 T-5C Commercial TND*
 T-5MU: Mixed Use TND
 T-5R: Residential TND
 (TND = Traditional Neighborhood Development)

LC: Limited Commercial District
 Q: Quarry District
 I: Industrial
 CN: Conservation District
 AG: Agricultural District
 SR: Suburban District
 V: Village District
 COM: Commercial District
 MU: Mixed Use TND District
 CLI: Commercial Light Industrial District
 RM: Medium Density Residential District