

ORDINANCE NO. 202

AN ORDINANCE AMENDING ORDINANCE NO. 160, THE PENN TOWNSHIP, YORK COUNTY, ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF SAID TOWNSHIP.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Penn Township, York County, Pennsylvania, in accordance with applicable provisions of the Pennsylvania Municipalities Planning Act and Section 606 of Ordinance No. 160, that the Text and Official Penn Township Zoning Map originally adopted as Ordinance No. 88 on the 19th day of March, 1968, and amended on the 17th day of April, 1974, both of which are available for inspection at the Township Office, are hereby further amended as of the 19th day of May, 1976, as follows:

1) Section 202.2, p.11-3 - Uses by Special Exception, shall be amended by adding as the first line in the list of words:

Multiple or Multi-family Dwellings.

2) Part V - STANDARDS FOR SPECIAL EXCEPTION USES, shall be amended by the following:

Section 513.1 - MULTIPLE OR MULTI-FAMILY DWELLINGS in an R-5 zone and subject to the requirements of that zone except as herein modified and provided:

- a) Lot area - 10,000 square feet minimum
- b) Lot width - 75 feet minimum
- c) Side setbacks - 15 feet (each) minimum
- d) Height modification - Buildings greater than 30 feet in height are permitted only if each of the setback requirements is increased by one foot for each foot by which the height of the building exceeds 30 feet.
- e) Paved area - 30 percent maximum
- f) Density requirement - The maximum number of dwelling units per gross acre of land permitted for this use is 18 D.U.
- g) Design Standards - All of the applicable General Provisions listed in Part III of this ordinance shall be enforced. This includes but is not limited to all provisions listed as applying to apartments and multiple or multi-family buildings and structures regardless of the zone referred to in a particular section.

h) Consideration shall be given to traffic problems. If the nature of the multi-family development is such that it will generate a high volume of vehicular traffic then access should be via an arterial or collector street as designated by the Township Comprehensive Plan.

i) In the case of row dwellings or townhouse development, each individual dwelling shall have a minimum width of 16 feet and there shall be not more than 8 row dwellings in any one row.

3) The Zoning Map is amended to show an addition to the R-5 Zone from its present point at the intersection of Park Street and Eagle Avenue eastwardly to the intersection of Ruel Avenue and Eagle Avenue, thence along Ruel Avenue approximately 800 feet to the point where Ruel Avenue turns eastwardly, thence in a generally southwardly direction along a line 500 feet east of Breezewood Drive to a point of intersection with lands of the South Western School District, thence westwardly 500 feet to Breezewood Drive at a point 400 feet north of South Western Road, thence in a general northwardly direction along Breezewood Drive 1,000 feet more or less to the northern boundary of lands owned by the South Western School District, thence westwardly along such lands 1,700 feet more or less to the intersection with Bowman Road. The Zoning Map is further amended by changing from an I - Industrial Zone to A-O - Apartment Office Zone, all that tract of land bounded on the northwest by Conewago Township, Adams County, on the northeast by Blettner Avenue, and on the southeast by the existing A-O Zone boundary extending northeasterly from said Conewago Township line to Blettner Avenue.

ENACTED AND ORDAINED this 19th day of May, 1976.

BOARD OF COMMISSIONERS OF  
PENN TOWNSHIP

By: Wesley J. Jenner  
President

Attest:

Karen M. Little  
Secretary