

TOWNSHIP OF STRASBURG

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO REVISE REGULATIONS GOVERNING EXTENDED FAMILY DWELLINGS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 1, Background Provisions, Section 112, Definitions, Subsection C, Specific Words and Phrases, shall be amended by revising the definition of extended family dwelling to provide as follows:

EXTENDED FAMILY DWELLING – An accessory use to a farm in which an existing single family detached dwelling is enlarged or converted into two (2) dwelling units or a second accessory farm dwelling is constructed for family of the property owner.

Section 2. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 201, Agricultural Zone (A), Subsection 201.2, Permitted Uses, Paragraph 6, shall be amended to provide as follows:

6. Extended family dwelling, as defined herein, subject to the following:
 - A. The use may only be conducted upon actively farmed parcels meeting the definition of a farm as defined herein.
 - B. No more than one extended family dwelling unit shall be permitted on a farm.
 - C. All residents of the extended family dwelling shall be related by blood, marriage or adoption.
 - D. The location of the extended family dwelling shall not result in the loss of farmland or woodlands.
 - E. No new driveway connections to the public street shall be permitted.
 - F. The proposed extended family dwelling shall be located within the existing farm curtilage and/or situated adjacent to structures that existed on the

property as of January 1, 2025. The extent of the curtilage and proximity to existing structures shall be subject to approval of the Zoning Officer. Any party aggrieved by the determination of the Zoning Officer with respect to extended family dwelling placement may file an appeal to the Zoning Hearing Board in accordance with Section 604.5 of this Ordinance.

- G. The principal farm dwelling shall remain within the limits of the existing curtilage and shall not be relocated to an area outside of the curtilage that exists at the time of extended family dwelling approval.
- H. The property owners shall execute and record an extended family housing agreement in the Lancaster County Recorder of Deeds Office.
- I. The applicant shall provide notice of DEP sewage planning approval and furnish evidence of a sewage permit issued by the Township Sewage Enforcement Officer.

Section 3. All other sections, parts and provisions of the Strasburg Township Zoning Ordinance of 1995, as amended, shall remain in full force and effect as previously enacted and amended.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 5. This Ordinance shall take effect and be in force after its enactment by the Board of Supervisors of the Township of Strasburg as provided by law.

DULY ORDAINED AND ENACTED this _____ day of _____, 202__, by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF STRASBURG
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]