

ARTICLE 2 ZONE REGULATIONS

SECTION 201 AGRICULTURAL ZONE (A)

201.1. Purpose

The primary purpose of the Agricultural Zone is to protect and promote the continuation of farming in areas with prime agricultural soils (Soil Conservation Service Class I and II), and soils of Statewide importance (Soil Conservation Service Class III) where farming is a viable component of the economy of Strasburg Township and of Lancaster County. Furthermore, this Zone is meant to separate agricultural land uses and activities from incompatible residential, commercial and industrial development, and public facilities. Therefore, the provisions of this Zone have been designed to meet the requirements of the Municipalities Planning Code, which requires the local zoning ordinance to “preserve prime agricultural and farmland considering topography, soil type and classification, and present use.”

Specifically, this Zone provides for a greater variety of farming activities as permitted uses; and flexible design standards have been included in order to keep farming a viable economic resource within the Township. Since the purpose of this Zone is to encourage agricultural activities, nonfarm residents must be willing to accept the impacts associated with normal farming practices.

201.2. Permitted Uses

1. Agriculture, including one single-family detached dwelling contained on the site, excluding intensive commercial livestock operations, and mushroom operations;
2. Horticultural and forestry-related uses;
3. Municipal uses; (Rev. 4/02)
4. Public utility conveyance facilities;
5. Bed and breakfasts, as defined herein, subject to the following:
 - A. No modifications to the external appearance of the building (except fire escapes) which would alter its residential character, shall be permitted;
 - B. All floors above-grade shall have direct means of escape to ground level;
 - C. One (1) off-street parking space shall be provided for each room available for rent, in addition to those required for the dwelling unit;
 - D. All parking areas shall be set back a minimum of twenty-five (25) feet from all property lines;
 - E. A bed and breakfast may erect one (1) sign no larger than twelve (12) square feet in size, which must be set back a distance at least equal to its height from every lot line;
 - F. Meals shall be offered only to registered overnight guests;

- G. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used;
 - H. The applicant shall furnish proof of approval from the PA Department of Labor and Industry; and,
 - I. The owner of the property must reside on the premises;
6. Extended family housing, as defined herein, subject to the following:
- A. The use may only be conducted upon actively-farmed parcels;
 - B. No more than two (2) separate dwelling units shall be permitted;
 - C. All residents of the extended family housing shall be related by blood, marriage or adoption (including persons receiving foster care);
 - D. The applicant shall furnish evidence that an approved system of sewage disposal will be utilized;
 - E. Both dwelling units shall have direct means of access to exterior ground level;
 - F. Four (4) off-street parking spaces shall be provided; and,
 - G. No new driveway connections shall be permitted;
7. Riding stables, as defined herein, subject to the following:
- A. The minimum lot area shall be ten (10) acres;
 - B. Any structure used for the boarding of horses shall be set back at least fifty (50) feet from any property line;
 - C. All stables shall be maintained so to minimize odors perceptible at the property line;
 - D. All outdoor training, show, riding, or boarding areas shall be enclosed by a minimum four (4) foot high fence; and,
 - E. All parking compounds and unimproved overflow parking areas shall be set back at least ten (10) feet from adjoining lot lines. Unimproved overflow parking areas shall also provide a fence delineating such occasional parking facilities and preventing the parking and/or movement of vehicles across neighboring properties;
8. Two-family conversion - A detached single-family dwelling that existed on the effective date of this Ordinance, and contained (at that time) at least three thousand (3,000) square feet, may be converted into two (2) dwelling units, subject to the following:
- A. The applicant shall furnish evidence that an approved system of water supply and sewage disposal will be utilized;

- B. No extensions or modifications to the external appearance of the building (except fire escapes) which would alter its residential character, shall be permitted;
 - C. All floors above grade shall have direct means of escape to ground level;
 - D. Four (4) off-street parking spaces shall be provided; and,
 - E. The applicant shall obtain any required land development approvals;
9. Public and/or private schools, provided that the curriculum consists of between kindergarten and grade eight, and no more than one (1) acre is utilized;
10. Family day-care facilities, as defined herein; and,
11. Accessory uses customarily incidental to the above permitted uses, including, but not limited to the following:
- A. Roadside stands exclusively for the seasonal sale of agricultural products shall be permitted, subject to the following:
 - a. Roadside stands shall not exceed three hundred (300) square feet of floor area;
 - b. Roadside stands must be located at least thirty (30) feet from the street right-of-way line and must have at least three (3) off-street parking spaces;
 - c. At least fifty percent (50%) of the products sold must be produced on the site; and,
 - d. A maximum of two (2) signs will be permitted and shall not exceed twelve (12) square feet in total area, nor exceed a maximum height of fifteen (15) feet. Such signs shall be set back a distance at least equal to their height from every lot line and from the street right-of-way line;
 - B. Manure storage facilities, if contained upon a farm, and subject to the following regulations:
 - a. All waste storage facilities' designs shall be reviewed by the Lancaster County Conservation District. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility; and,
 - b. Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the obtainment of another review by the Lancaster County Conservation District;

Note: A suitable reference is the publication *Manure Management for Environmental Protection*, Bureau of Water Quality Management Publication No. 43, copies of which are available from the Water Quality

Management in the Department of Environmental Protection Regional Offices located at 1 Ararat Boulevard, Harrisburg, PA 17110, telephone (717) 657-4585;

- C. Beekeeping, if contained upon a farm, and subject to the following:
 - a. It shall be the duty of the applicant to maintain each colony so as not to create a public nuisance;
 - b. Colonies shall be maintained in movable frame hives;
 - c. Hives shall be located only within the rear yard and shall be situated to maximize sunshine exposure and/or natural wind protection;
 - d. Hives shall be located no closer than one hundred (100) feet from any property line unless a six (6) foot high fence or hedge is located along any adjoining property lines for a distance at least one hundred (100) feet from the hive(s). In no case shall hives be located within fifty (50) feet of any property line;
 - e. All hives shall have access to an on-site water supply. Unless a natural water supply exists on the subject property, the applicant shall furnish a water-filled tank with a board or crushed rock for the bees to land on;
 - f. Hives shall not be oriented to children's play areas or neighboring properties; and,
 - g. Adequate techniques in handling bees, such as re-queening and adequate hive space, shall be maintained to prevent unprovoked stinging seventy-five (75) feet or more from the hive;
- D. ECHO housing, as defined herein, subject to approval by the Lancaster County Planning Commission as a land development; (Rev. 12/98)
- E. Noncommercial keeping of livestock, as defined herein, and driving horse boarding subject to the following:
 - a. Minimum Lot Area - One (1) acre; additionally, the following list specifies additional requirements by size of animals kept:
 - GROUP 1 - Animals whose average adult weight is less than ten (10) pounds shall be permitted at an animal density of twelve (12) per acre, with a maximum number of fifty (50) animals;
 - GROUP 2 - Animals whose average adult weight is between ten (10) and one hundred twenty-five (125) pounds shall be permitted at an animal density of two (2) per acre, with a maximum number of twenty (20) animals; and,

GROUP 3 - Animals whose average adult weight is greater than one hundred twenty-five (125) pounds shall be permitted at an animal density of one (1) per acre, with a maximum number of ten (10) animals.

The keeping of a combination of animal types (Group 1, 2 and 3) shall require an animal density equal to the ratio of the number of animals, by type. In no case shall a lot contain more than fifty (50) total animals.

- b. Any structure used to house noncommercial livestock or driving horses shall be set back at least 25 feet from all property lines.
 - c. Any structure used to house noncommercial livestock or driving horses shall have a maximum height of 28 feet. (Rev. 11/24)
 - d. All structures used to house noncommercial livestock shall not be placed in the front yard.
 - e. All outdoor pasture/recreation areas shall be enclosed with fencing to prevent the escape of the animals.
 - f. All animal wastes shall be properly stored and disposed of, so as not to be objectionable at the site's property line. All animals, their housing, and their outdoor pasture/recreation areas shall be properly maintained so as not to become a nuisance to adjoining properties;
- F. Temporary farm employee housing, if contained on a farm, subject to the following standards:
- a. For each farm, one (1) mobile home is permitted for the use of farm workers (and their families) who are employed by the owner of the farm, for such time as the employee works in the agricultural operation of the owner;
 - b. All such units shall be located within the rear yard of the farm dwelling and shall further comply with all setback requirements imposed upon single-family detached dwellings;
 - c. Such mobile homes shall be securely anchored to a mobile home stand; a six (6) inch thick poured concrete slab over a six (6) inch stone base, the length and width of which shall be at least equal to the dimensions of the mobile home. Each mobile home pad shall include properly-designed utility connections;
 - d. The mobile home shall be occupied at least one hundred twenty (120) days a year by at least one (1) person who is employed on the farm where the mobile home is located. If this condition is not satisfied, the mobile home shall be removed within one hundred twenty (120) days;

- e. The applicant shall furnish evidence that an approved means of sewage disposal shall be utilized, and further that such means is part of the same system in use for the principal residence; and,
- f. Upon approval of the application, the Zoning Officer shall issue a temporary zoning permit. Such permit shall be reviewed every twelve (12) months until such time as the use is unoccupied and/or removed. A fee, in the amount to be set by the Board of Supervisors shall be paid by the landowner upon each renewal of the temporary zoning permit. Such fee shall be based upon the cost of the annual review of the permit;

G. Deleted in its entirety 7/10

- 12. Communications antenna erected on an existing structure subject to the requirements of Sections 416.7, 416.9, and 416.15-416.21. (Rev 1/17/05)

201.3. **Special Exception Uses**

(Subject to the review procedures listed in Section 604.3. of this Ordinance.)

- 1. Public uses (see Section 444);
- 2. Kennels, Boarding or Breeding (see Section 433) (Rev. 04/18);
- 3. Private take-off and landing area (see Section 443); and,
- 4. Private clubs (see Section 441). (Rev. 12/98)
- 5. Home occupations (see Section 429) (Rev. 12/98)
- 6. Farm occupations, as defined herein, subject to requirements of Section 604.3. A farm occupation may only be conducted as an accessory use to a continuous principal agricultural use of the property, subject to the following:
 - A. No more than the equivalent of three (3) full-time non-resident employees shall be employed by the farm occupation, and at least one (1) owner of the farm occupation must reside on the site. For the purposes of this section, “employed” shall be defined as involved in the conduct of the farm occupation;
 - B. The use must be conducted within one (1) completely enclosed building. No external activities and/or storage shall be permitted. Where practicable the farm occupation shall be conducted within an existing farm building. However, any new building constructed for use by the farm occupation shall be located behind the farm's principal buildings, or must be no less than one hundred (100) feet from any adjoining roads or properties;
 - C. Any new building constructed for use by the farm occupation shall be of a design so that it can be readily converted to agricultural use, or removed, if the farm occupation is discontinued;

- D. No part of a farm occupation shall be located within one hundred (100) feet of any side or rear lot line, nor three hundred (300) feet of any land within a residential zone. Such distances shall be measured as a straight line between the closest points of any physical improvement associated with the farm occupation and the property/zoning line;
- E. The farm occupation building shall occupy no more than two thousand (2,000) square feet of gross floor area;
- F. Parking shall comply with Section 311, and off-street loading shall comply with Section 312;
- G. Any sign used for a farm occupation shall not exceed twelve (12) square feet in size counting all sides, and shall be set back a distance at least equal to its height from every lot line, including the street right-of-way line;
- H. For farm parcels up to fifty (50) acres in size, while the farm occupation is in operation, no non-farm subdivision of the site shall be permitted;
- I. The land devoted to the farm occupation shall not be subdivided from the active farm, and, if such a subdivision occurs, the farm occupation shall immediately be discontinued;
- J. Retail sales shall be limited to goods and materials that are incidental to production on the site. In no case shall the area devoted to retail sales comprise more than twenty percent (20%) of the gross floor area;
- K. Hours of operation shall be limited to the hours between 6:00 a.m. and 6:00 p.m.;
- L. No manufacturing, mechanical, or industrial use shall be permitted which does not comply with the regulations set forth in Section 319 of the Ordinance. No use that requires application or permitting by the PA DEP for the handling of hazardous waste or other substances shall be permitted, except for the treatment of wastewater generated on site;
- M. The applicant shall furnish evidence that an approved means of sewage disposal shall be utilized;
- N. Evidence shall be provided indicating that the disposal of all non-sewage materials and wastes will be accomplished in a manner that complies with State and Federal regulations. Such evidence shall, at a minimum, include copies of contracts with waste haulers licensed to operate within Lancaster County which have been contracted to dispose of the materials and wastes used or generated on-site or some other legal means of disposal. The zoning permit for this use shall remain valid only so long as such contracts remain in effect and all materials and wastes are properly disposed of on a regular basis. Should the nature of the farm occupation change in the future, such that the materials used or wastes generated change significantly either in type or amount, the owner of the farm operation shall so inform the Zoning Officer, and shall provide additional evidence demonstrating continued compliance with the requirements of this section; and,

- O. Upon the approval of the application, the Zoning Officer shall issue a temporary zoning permit. Such permit shall be reviewed every twelve (12) months until such time as the use is removed. A fee, in the amount to be set by the Board of Supervisors, shall be paid by the landowner upon each renewal of the temporary zoning permit. Such fee shall be based upon the cost of the annual review of the permit.

7. Bed and Breakfast (See Section 405) (revised 9/2026)

201.4. **Conditional Uses**

(Subject to the review procedures listed in Section 704 of this Ordinance.)

- 1. Commercial airports/heliports (see Section 412);
- 2. Spent mushroom compost processing and/or commercial mushroom operations (see Section 450);
- 3. Farm-related business (see Section 421);
- 4. Quarries and other extractive related uses (see Section 446);
- 5. Public utility structures (see Section 445);
- 6. Intensive commercial livestock operations (see Section 431);
- 7. Campgrounds (see Section 408)
- 8. Golf courses (see Section 424);
- 9. Erection of communications tower and initial installation of communications antennas on communications tower (See Section 416). (Rev 1/17/05)
- 10. Shooting ranges (see Section 451);
- 11. Sawmills (see Section 449); and,
- 12. Subdivision of a lot for and/or erection of a single-family detached nonfarm dwelling (see Section 453). (Rev. 3/2016)

201.5. **Maximum Number of Permitted New Dwellings or Lots**

1. For each parent tract there shall be permitted as set forth below the subdivision of one (1) lot (which shall specifically include, but not be limited to, a subdivision to create a farm or farms and a subdivision to change lot lines or a "lot add-on" Subdivision which removes land from the parent tract to add land to another lot) or the erection of one (1) single family dwelling or other principal non- agricultural building on the parent tract, but not both, with the portion of the existing or newly created lot used for residential purposes limited to the maximum lot size set forth in Section 201.6, for each fifty (50) acres held on July 17, 1995, or if the parent tract was not classified as Agricultural Zone (A) on July 17, 1995, on the date when such land was first included in the Agricultural Zone (A) after July 17, 1995. A tabular example of the limitation on the creation of lots or the erection of dwellings is as follows:

Lot Area (Acres)		Number of Lots Permitted to be Subdivided or Dwellings or Principal Non-Agricultural Buildings Permitted to be erected
At Least	Less Than	
50	100	1
100	150	2
150	200	3
200	250	4
250	300	5
300	350	6
350	400	7
400	450	8
450	500	9

Rev 11/24

2. Whenever possible, each lot shall be created to contain and each dwelling or other non-agricultural building shall be erected on soils with the agricultural land capability classifications of IV, V, VI, VII, or VIII as defined by the USDA. The burden shall be upon the applicant to demonstrate that development on such soils is not possible. If subdivision of a lot with such soils or the location of a dwelling or other principal non-agricultural building upon such soils is not possible, the lot or dwelling or other principal non-agricultural building shall be so located as to be directly adjacent to an existing public road.
3. The number of lots which may be created or single family dwellings or other principal non-agricultural buildings which may be erected on the parent tract shall be fixed according to the parent tract. This number shall not be increased by the subdivision of such parent tract. Any subsequent owner of a parent tract or

land remaining in a parent tract after subdivision shall be bound by the actions of his predecessor.

4. Any land development, the purpose of which is to permit the erection of a permanent single family dwelling on a parent tract which has been previously improved with a dwelling which also will remain upon the parent tract or to permit the erection of a structure for an additional principal use on the parent tract shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts for non-agricultural purposes regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the Municipalities Planning Code.
5. No subdivision shall be permitted which shall increase the lot size of a lot of record used or to be used for residential purposes in excess of the maximum lot size as set forth herein. Any lot which is less than ten (10) acres in size shall be presumed to be used for residential purposes.
6. If a parent tract is to be subdivided to create a new lot for a farm, the remainder of the parent tract and the new to be created for the new farm each must contain a minimum of fifty (50) acres.
7. The following types of subdivisions shall not be counted against the subdivision/land development quota established by Section 201.5.1:
 - A. A subdivision, the sole purpose of which is to transfer land to increase the size of a tract being used for agricultural purposes, where both the parent tract from which the land is taken and the parent tract to which the land is added will be fifty (50) acres or greater after such subdivision.
 - B. A subdivision to create a lot which will be transferred to the Township or a municipal authority created by the Township.
 - C. Extended family housing meeting all requirements of Section 201.2.6; provided, however, that no lot can be subdivided from the parent tract.
 - D. Two-family conversion meeting all requirements of Section 201.2.8.
 - E. ECHO housing meeting all requirements of Section 201.2.11.D; provided,
 - F. However, that no lot can be subdivided from the parent tract.
 - G. Temporary farm employee housing meeting all requirements of Section 201.2.11.D; provided, however, that no lot can be subdivided from the parent tract.
8. Any subdivision or land development plan hereafter filed with the applicable approving body for subdivision or land development of land in the Agricultural Zone (A) shall specify on the recorded plan which lot or lots shall carry a right of

further subdivision or erection of single family dwellings or other principal non-agricultural buildings, if any such right remains from the quota allocated to the parent tract on July 17, 1995, or on the date when such land was first included in the Agricultural Zone (Z), whichever is later. The right of further subdivision or erection of single family dwellings or other principal non-agricultural buildings, or a statement that no further subdivision or erection of single family dwellings or other principal non-agricultural buildings is permissible, shall also be included in the deed of the newly-created lot. If the designation of the right of further subdivision or erection of additional single family dwellings or other principal non-agricultural buildings was not included on a subdivision or land development plan of a parent tract, it shall be conclusively presumed that the largest lot remaining after the subdivision shall carry the right of further subdivision or erection of additional single family dwellings or other principal non-agricultural buildings. (Rev 1/07)

201.6. **Design Standards**

1. Agricultural, horticultural, and forestry-related uses:
 - A. Minimum Lot Size - Fifty (50) acres; provided, however, that the minimum Lot size for any farm existing prior to December 11, 2006, shall be twenty-five (25) acres. (Rev. 1/07)
 - B. Minimum lot width - Two hundred (200) feet at building setback line;
 - C. Maximum lot coverage - Ten percent (10%);
 - D. Maximum permitted height - One hundred fifty (150) feet for uninhabitable accessory farm structures, and thirty-five (35) feet for other structures. Further provided that every structure is set back from each property line a distance equal to its height;
 - E. Minimum setback requirements:
 - a. Front yard setbacks for all principal and accessory buildings - see Section 316;
 - b. Side yards - Fifty (50) feet on each side;
 - c. Rear yard - Fifty (50) feet; and,
 - d. Special setback requirements- Except as provided for in the following paragraph, no area for the storage or processing of manure, garbage, or spent mushroom compost, structures for the cultivation of mushrooms or the raising of commercial livestock, or any building housing commercial livestock, shall be permitted within five hundred (500) feet of any land within any residential zone.

The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust, or other

hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback to less than two hundred (200) feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety, and general welfare of the community.

2. Single-family detached dwellings:

- A. The lot area shall be a minimum of one (1) acre per dwelling;
- B. A maximum lot area of two (2) acres per dwelling shall also apply;
- C. Where an applicant desires to subdivide an existing dwelling from the parent tract, the applicant may opt to impose the maximum lot area requirements of this section upon such existing dwelling, rather than on a proposed dwelling located on the remainder of the parent tract; and,
- D. The minimum lot area requirements imposed by this section assume compliance with all PA DEP regulations pertaining to sewage disposal. For those lots using on-site sewage disposal systems, Section 317 of this Ordinance shall apply;
- E. All single-family detached dwellings shall comply with the following design standards:

Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks				Maximum Permitted Height
		Front	One Side	Both Sides	Rear	
150 ft.	20%	(see Section 316)	25 ft.	50 ft.	50 ft.	35 ft.

- F. Residential accessory structures of less than 200 square feet shall be subject to the following design standards:

Front Yard: Not permitted in the front yard.

Side Yard: 10 feet

Rear Yard: 10 feet

Maximum Permitted Height: 15 feet (Rev. 7/10)

3. Other permitted uses, as listed in Section 201.2.:

- A. Minimum lot size - One (1) acre, provided that public and/or nonprofit parks and public utilities structures shall have no minimum lot area, nor lot width requirements;
- B. Minimum lot width - Two hundred (200) feet;
- C. Maximum lot coverage - Thirty percent (30%);
- D. Maximum permitted height - Thirty-five (35) feet; and,
- E. Minimum setback requirements:

- a. Front yard setbacks for all principal and accessory buildings - See Section 316;
- b. Side yards - Thirty-five (35) feet; and,
- c. Rear yard - Fifty (50) feet

4. (Deleted. Rev.3/01)

Note: These setbacks shall not apply to agricultural fences that are used to contain agricultural livestock. No building permit shall be required for the erection of agricultural fences.

201.6. **Design Standards**

On any separate nonfarm parcel, no shade tree shall be planted within thirty (30) feet of any land used for principal agricultural purposes.

201.8. **Agricultural Nuisance Disclaimer**

All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants, and users of this property should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 “The Right to Farm Law” may bar them from obtaining a legal judgment against such normal agricultural operations.

201.9. **Required Conservation Plan**

Any agricultural, horticultural, or forestry-related uses which involve earthmoving activities, or the commercial harvesting or timbering of vegetation, shall require an approved conservation plan by the Lancaster County Conservation District pursuant to Chapter 102 Erosion Control of Title 25 Rules and Regulations, Department of Environmental Protection. All on-site activities shall then be in compliance with the approved conservation plan.

201.10. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with all applicable General Provisions contained within Article 3 of this Ordinance.

201.11. **Flag Lots**

Within this Zone, the use of flag lots is permitted for single-family detached dwellings, subject to the standards of Section 202.12 of this Ordinance.

SECTION 202 RURAL RESIDENTIAL ZONE (RR)

202.1. Purpose

This Zone acknowledges rural residential development that has occurred within the Township's agricultural landscape. These areas provide for only limited infilling around existing homes. Because no public utilities exist or are planned, overall permitted densities are low. Nonetheless, the Zone employs flexible lot design requirements to facilitate small groupings of dwellings.

202.2. Permitted Uses

1. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance, excluding intensive commercial livestock operations and mushroom operations;
2. Single-family detached dwellings;
3. Municipal uses; (Rev. 4/02)
4. Public uses;
5. Public utility conveyance facilities; and,
6. Accessory uses customarily incidental to the above permitted uses, including, but not limited to:
 - A. Family day-care facilities, as defined herein;
 - B. ECHO housing, as defined herein, subject to approval by the Lancaster County Planning Commission as a land development;
 - C. Noncommercial keeping of livestock, as defined herein, and driving horse boarding subject to the standards of Section 201.2.11.E. of this Ordinance. (Rev.11/00) (Rev 7/10)

202.3. Special Exception Uses

(Subject to the review procedures of Section 604.3.)

1. Churches and related uses (see Section 410);
2. Reserved; (Rev. 7/10)
3. Two-family conversion (see Section 455); and,
4. Bed and Breakfast (see Section 405). (revised 9/2026)

5. Home Occupations subject to the standards of Section 429 of this Ordinance.
(Rev. 9/98)

202.4. **Conditional Uses**

1. Public utility structures (see Section 445); and,
2. Nursing, rest or retirement homes (see Section 437).

202.5. **Minimum Lot Area Requirements**

Unless otherwise specified, all uses within this Zone shall contain a minimum area of one (1) acre; however, the minimum required lot size may be increased to accommodate the use of on-lot sewers as determined by the PA DEP.

202.6. **Minimum Lot Width**

One hundred (100) feet at the building setback line and seventy (70) feet at the street frontage, with the exception of flag lots.

202.7. **Maximum Lot Coverage**

Twenty percent (20%).

202.8. **Minimum Setback Requirements**

1. Principal buildings and structures:
 - A. Front yard setbacks for all principal and accessory buildings - see Section 316;
 - B. Side yard setbacks - Fifteen (15) feet on one side, with a combined setback for both side yards of no less than thirty (30) feet; and,
 - C. Rear yard setback - Forty (40) feet.
2. Accessory buildings and structures:
 - A. Front yard setback - No accessory use (except permitted signs) shall be located within the front yard;
 - B. Side yard setbacks - Ten (10) feet on each side; and,
 - C. Rear yard setback - Ten (10) feet.

202.9. **Agricultural Setback Requirement**

On any separate nonfarm parcel, no tree shall be planted within thirty (30) feet of any land used for principal agricultural purposes.

202.10. **Maximum Permitted Height**

1. Principal buildings and structures - Thirty-five (35) feet; and,
2. Accessory buildings and structures - Twenty (20) feet.

202.11. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the General Provisions contained in Article 3 of this Ordinance.

202.12. **Flag Lots**

Within this Zone, the use of flag lots is permitted for single-family detached dwellings, subject to the following requirements:

1. The use of such flag lots would reduce the loss of productive farmlands and/or the conversion of other significant features (e.g., steep slopes, floodplains, wetlands, woodlands, rock outcroppings, sinkholes, caves, wildlife habitats). The applicant must demonstrate by credible evidence that the use of flag lots would better protect these natural features than would development under the Zone's conventional design standards;
2. All flag lots shall comply with the applicable regulations of the Subdivision and Land Development Ordinance. For the purpose of establishing minimum required setbacks, all yards upon a flag lot shall be considered rear yards; (Rev. 3/2016)

SECTION 203 VILLAGE RESIDENTIAL ZONE (VR)

203.1. **Purpose**

The purpose of the Village Residential Zone is to encourage compact residential development consistent with the traditional densities and historic rural character of the Township's only village, Refton. The Zone permits a range of housing types and densities, emphasizing integration with existing development and a pedestrian-orientation, to promote a sense of community. Strong incentives are provided to encourage developer-provision of alternative wastewater facilities and community water supplies. Such development will occur through the conditional use process, subject to a high degree of site planning. Where alternative wastewater facilities and community water supplies do not exist, traditional low-density, single-family development may be permitted.

203.2. **Permitted Uses**

1. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance, **excluding** intensive commercial livestock operations and mushroom operations;
2. Single-family detached dwellings;

3. Public uses;
4. Public utility conveyance facilities;
5. Public schools;
6. Municipal uses; and, (Re. 4/02)
7. Accessory uses customarily incidental to the uses permitted above.

203.3. **Special Exceptions Uses**

(Subject to the review procedures of Section 604.3.)

1. Two-family conversions (see Section 455);
2. Churches and related uses (see Section 410);
3. Short-Term Rental (see Section 459); (revised 6/20)
4. Home occupations (see Section 429);
5. Driving horse boarding (see Section 418); and,
6. Family day-care facilities as defined herein (see Section 420).

203.4. **Conditional Uses**

(Subject to the review procedures of Section 704.)

1. Reserved (Rev. 11/2021)
2. Mobile home parks (see Section 435);
3. Nursing, rest or retirement homes (see Section 437); and,
4. Public utility structures (see Section 445).

203.5. **Design Standards**

The following table presents applicable design standards which apply to all uses, unless otherwise specified in Article 4:

Public Utilities Utilized	Minimum Lot Area	Maximum Lot Coverage	Minimum Lot Width ²	Minimum Yard Setbacks			
				Front ³	One Side	Both Sides	Rear
None	43,560 sq. ft. ¹	20%	180 ft.	30 ft.	140 ft.	145 ft.	30 ft.
Community Water	32,000 sq. ft. ¹	25%	160 ft.	30 ft.	80 ft.	95 ft.	30 ft.
Alternative Sewer	20,000 sq. ft.	30%	80 ft.	30 ft.	10 ft.	20 ft.	20 ft.
Community Water & Alternative Sewer	14,500 sq. ft.	35%	60 ft.	30 ft.	10 ft.	20 ft.	20 ft.

¹ All uses relying upon on-lot sewer must comply with Section 317.

² Minimum lot width shall be measured at the building setback line and the street right-of-way line.

³ Front yard setbacks are measured from the street centerline, except along Beaver Valley Pike where front yard setbacks are subject to the provisions of Section 316.

203.6. **Other Minimum Setback Requirements**

1. Front yard - No accessory uses (except permitted signs), loading areas or off-street parking may be located within the front yard;
2. Side yards - Five (5) feet for accessory uses;
3. Rear yard - Five (5) feet for accessory uses; and,
4. Trees on nonfarm parcels - On any separate nonfarm parcel, no shade tree shall be planted within thirty (30) feet of any land used for principal agricultural purposes within the Agriculture Zone.

203.7. **Maximum Permitted Height**

1. Principal structures - Thirty-five (35) feet; and,
2. Accessory structures - Fifteen (15) feet.

203.8. **Driveway and Access Drive Requirements**

All driveways serving single-family dwellings shall be provided in Accordance with Section 309 of this Ordinance. All access drives serving other uses shall be in accordance with Section 310 of this Ordinance.

203.9. **Applicability of General Provisions**

All uses shall also comply with the applicable General Provisions contained in Article 3 of this Ordinance.

SECTION 204 RESIDENTIAL ZONE (R-1)

204.1. **Purpose**

This Zone represents a portion of the Township's residential growth area. Because of the proximity to Strasburg Borough and the planned provision of public services and utilities, overall permitted densities are higher here. Single-family detached dwellings are permitted by right, at up to four dwelling units per acre, beyond which a mix of dwelling types and density bonuses are offered for the use of cluster development. When residential developments are proposed without the use of public utilities, such developments will be (1) comparatively less dense and (2) designed to promote future infill. (Rev. 11/2011, 9/2021)

204.2. **Permitted Uses** (Rev. 11/2011)

1. Agriculture, including one single-family detached dwelling, subject to the requirements of Section 201 of this Ordinance, **excluding** intensive commercial livestock operations and mushroom operations;
2. Municipal uses; (Rev. 4/02)
3. Public uses;
4. Public utility conveyance facilities;
5. Single-family detached dwellings;
6. Public schools; and,
7. Accessory uses customarily incidental to the above permitted uses.

204.3. **Special Exception Uses** (Rev. 11/2011)

(Subject to the review procedures listed in Section 604.3. of this Ordinance.)

1. Home occupations (see Section 429);
2. Family day-care facilities (see Section 420);
3. Two-family conversions (see Section 455);
4. Driving horse boarding (see Section 418); and,
5. Churches and related uses (see Section 410).

204.4. **Conditional Uses** (Rev. 11/2011)

(Subject to the review procedures listed in Section 704 of this Ordinance.)

1. Nursing, rest or retirement homes (see Section 437);
2. Cluster development (see Section 411);
3. Public utility structures (see Section 445).

204.5. **Design Requirements** - See table below: (Rev. 11/2011)

Use	Required Public Utilities	Minimum Lot Area	Maximum Density (du/ac)	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks ³			
						Front ⁴	One Side	Both Sides	Rear
SFD	None, Public Water or Public Sewer	43,560 sq. ft ¹	1	360 ft	20%		285 ft	300 ft	40 ft
SFD	Both Public Water and Public Sewer	10,000 sq. ft.	4	90 ft. ²	35%		10 ft.	20 ft.	25 ft.

Other Uses	Both Public Water and Public Sewer	43,560 sq. ft	N/A	200 ft.	40%		30 ft.	(60 ft.)	50 ft.
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¹All uses relying upon on-lot sewers must comply with Section 317.

²Minimum lot width shall be measured at the building setback line, and in no case shall the lot width, as measured along the street line, be less than seventy percent (70%) of that required at the building setback line. Minimum lot width, as measured along the street line, shall follow such line, even if it is curvilinear.

³Trees on nonfarm parcels – on any separate nonfarm parcel, no tree shall be planted within thirty (30) feet of any land used for principal agricultural uses within the Agriculture Zone.

⁴Front yard setbacks for all principal buildings - see Section 316.

204.6. **Maximum Permitted Height**

1. Principal buildings and structures - Thirty-five (35) feet; and,
2. Accessory buildings and structures - One story, or twenty (20) feet, whichever is lower.

204.7. **Minimum Accessory Structures Setbacks**

1. Front yard - No accessory structure, except permitted signs, is permitted within the front yard; and,
2. Side and rear yards - Five (5) feet.

204.8. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the applicable General Provisions contained in Article 3 of this Ordinance.

SECTION 205 VILLAGE COMMERCIAL ZONE (VC)

205.1. **Purpose**

The purpose of the Village Commercial Zone is to provide for neighborhood goods and services within walking distance of local residents in Refton. Uses are limited to those that residents are likely to need on a daily or regular basis. Retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local orientation of this Zone. Areas where this Zone occurs have been sized to permit a grouping of several businesses; lot sizes may vary depending upon the use of public utilities. Strict design standards have been imposed to keep uses in this Zone compatible with nearby homes.

205.2. **Permitted Uses**

1. Municipal uses and public uses; (Rev. 4/02)
2. Public utility conveyance facilities:

3. Dwellings, subject to the requirements of the Village Residential Zone;
4. Family day-care facilities, as defined herein;
5. Bed and breakfasts, as defined herein;
6. Offices;
7. Banks and similar financial institutions;
8. Restaurants, but not including drive-thru or fast-food restaurants or nightclubs;
9. Retail services, including barber/beauty salons, music, dance, art or photographic studios, repair of clocks and small appliances;
10. Medical or dental offices;
11. Veterinary offices, provided no outdoor keeping of animals is permitted;
12. Recycling collection facilities where accessory to a public or non-profit use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet;
13. Churches and related uses; and,
14. Accessory uses customarily incidental to the uses permitted above.

205.3. **Special Exception Uses**

(Subject to the review procedures of Section 604.3.)

1. Two-family conversions (see Section 455);
2. Home occupations (see Section 429);
3. Private clubs (see Section 441);
4. Commercial schools (see Section 415);
5. Dry cleaners, laundries and laundromats (see Section 419);
6. Retail sale and/or rental of goods, provided the total sales and/or display area is less than one thousand (1,000) square feet (see Section 448); and,
7. Private schools (see Section 442).

205.4. **Conditional Uses**

(Subject to the review procedures of Section 704.)

1. Public utility structures (see Section 445); and,
2. Commercial day-care facilities (see Section 413).

205.5. **Lot Area, Lot Width, and Lot Coverage Requirements**

The following table presents applicable standards for all uses, unless otherwise specified in Article 4:

Public Utilities Utilized	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.*	180 ft.	30%
Community Water	32,670 sq. ft.*	140 ft.	35%
Alternative Sewer	20,000 sq. ft.	100 ft.	40%
Community Water & Community/ Alternative Sewer	15,000 sq. ft.	80 ft.	45%

* The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see Section 317).

205.6. **Minimum Setback Requirements** (Principal and Accessory Uses)

1. **Front yard setback** - All buildings and structures (except permitted signs) shall be set back at least thirty (30) feet from the street centerline, except for those uses along Beaver Valley Pike where the provisions of Section 316 will prevail; no loading areas or off-street parking may be located within the front yard;
2. **Side yard setback** - All buildings and structures shall be set back at least ten (10) feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least ten (10) feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived for parking and/or loading facilities;
3. **Rear yard setback** - All buildings, structures, off-street parking lots, and loading areas shall be set back at least fifteen (15) feet from the rear lot line; and,
4. **Residential buffer strip** - Any lot adjoining land in residential use or residential zoning shall maintain a twenty (20) foot setback for nonresidential buildings, structures, off-street parking lots, and loading areas from the residentially-zoned parcels. Such areas shall be used for a landscape strip and screen.

205.7. **Maximum Permitted Height**

The maximum permitted height is thirty-five (35) feet.

205.8. **Off-Street Loading**

Off-street loading shall be provided as specified in Section 312 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands in residential use or residential zoning, nor any side of a building facing an adjoining street.

205.9. **Off-Street Parking**

Off-street parking shall be provided as specified in Section 311 of this Ordinance and shall be to the side or rear of the principal building.

205.10. **Driveway and Access Drive Requirements**

All driveways serving single-family dwellings shall be provided in accordance with Section 310 of this Ordinance. All access drives serving other uses shall be in accordance with Section 311 of this Ordinance.

205.11. **Signs**

Signs shall be permitted as specified in Section 314 of this Ordinance.

205.12. **Screening**

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see Section 313 of this Ordinance).

205.13. **Landscaping**

Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance).

A minimum ten (10) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

205.14. **Waste Products**

All dumpsters and other trash containers shall be located within a side or rear yard, set back at least twenty-five (25) feet from adjoining lands in residential zoning or in residential use, and at least ten (10) feet from all other adjoining property lines. All dumpsters and other trash containers shall be screened from adjoining roads and properties.

205.15. **Commercial Operations Standards**

All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies, and in compliance with Section 319 of this Ordinance.

205.16. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

SECTION 206 HIGHWAY COMMERCIAL ZONE (HC)

206.1. **Purpose**

This Zone provides suitable locations for larger-scale and/or highway-oriented retail, service, and entertainment businesses. The uses typically involve outdoor activities and/or storage areas like automobile, boat and trailer sales, and service establishments. The uses provided in this Zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties.

206.2. **Permitted Uses**

1. Offices;
2. Banks and similar financial institutions;
3. Restaurants (but not including drive-thru or fast-food restaurants and nightclubs);
4. Retail sale and/or rental of goods and services (including convenience stores and auto parts stores, without installation, but excluding adult-related uses);
5. Hotels, motels, and similar lodging facilities;
6. Automobile, boat, farm machinery and trailer sales (including service or repair facilities as an accessory use if conducted within a completely enclosed building);
7. Theaters and auditoriums;
8. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
9. Municipal uses and public uses; (Rev. 4/02)
10. Private schools (excluding vocational and mechanical trade schools);
11. Dry cleaners, laundries, and laundromats;
12. Churches and related uses;
13. Medical or dental clinics;
14. Indoor movie theaters or bowling alleys;
15. Private clubs;

16. Recycling collection facilities, as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of
17. Any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet;
18. Parking compounds;
19. Public utility conveyance facilities;
20. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance, **excluding** commercial livestock and poultry operations; and,
21. Film production, but not including sound stages with gross floor areas of more than 20,000 square feet (see Section 460); and,
22. Accessory uses customarily incidental to the above permitted uses.

206.3. **Special Exception Uses**

(Subject to the procedures presented in Section 604.3. of this Ordinance.)

1. Amusement arcades (see Section 402);
2. Automobile filling stations, including minor incidental repair (see Section 403);
3. Automobile parts stores, where installation of parts is allowed, and automobile service and repair facilities, including, but not limited to, auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see Section 404);
4. Car washes (see Section 409);
5. Commercial day-care facilities (see Section 413);
6. Funeral homes and crematoriums (see Section 423);
7. Home improvement and building supply stores (see Section 428);
8. Mini-warehouses (see Section 434); and,
9. Health and fitness clubs (see Section 425).

206.4. **Conditional Uses**

(Subject to the procedures presented in Section 704 of this Ordinance.) (Corr.12/98)

1. Adult-related facilities (see Section 401);
2. Commercial recreation facilities (see Section 414);

3. Drive-thru and/or fast food restaurants (see Section 417);
4. Nightclubs (see Section 436); and,
5. Shopping centers involving any use permitted in this Zone (see Section 452);
6. Off-track betting parlors (see Section 438);
7. Farmers and/or flea markets (see Section 422);
8. Hospitals (see Section 430);
9. Public utility structures (see Section 443); and,
10. Sound stages, as part of film production, with gross floor areas of more than 20,000 square feet (See Section 460); and,
11. Any of the commercial uses permitted in Sections 206.2 and 206.3 that contain more than fifteen (15) acres in total lot area.

206.5. **Lot Area, Lot Width, and Lot Coverage Requirements** - See the following table:

Public Utilities Utilized	Minimum Lot Area	Maximum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.*	15 ac.	200 ft.	35%
Public Water	32,670 sq. ft.*	15 ac.	50 ft.	40%
Public Sewer	20,000 sq. ft.	15 ac.	125 ft.	65%
Both Public Sewer and Public Water	15,000 sq. ft.	15 ac.	100 ft.	70%

* The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see Section 317).

206.6. **Minimum Setback Requirements** (Principal and Accessory Uses)

1. Front yard setbacks for all buildings, structures (except permitted signs), and outdoor loading areas - see Section 316; off-street parking lots and outdoor storage areas shall be set back a minimum of forty (40) feet from the street centerline;
2. Side yard setback - All buildings and structures (except permitted signs) shall be set back at least twenty-five (25) feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least fifteen (15) feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities;
3. Rear yard setback - All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least twenty (20) feet from the rear lot line; and,
4. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a fifty (50) foot setback for nonresidential buildings, structures, off-

street parking lots, loading areas, and outdoor storage areas, from the residentially-zoned parcels. Such areas shall be used for a landscape strip and screen, as regulated in Section 313 of this Ordinance.

206.7. **Maximum Permitted Height**

1. Except as set forth below, the maximum permitted height for all buildings and structures shall be thirty-five feet.
2. A landowner may, as of right, erect a building or structure to a height of 35 feet from the median elevation along the centerline of the street abutting the lot upon which the building is located. If the lot abuts two streets, the height shall be based upon the median elevation of the street of higher classification determined in accordance with Section 315. The landowner shall provide the Zoning Officer with sufficient plans and specifications and other supporting information for the Zoning Officer to determine the height of the building or structure from the grade to the median elevation of the centerline of the abutting street, and the total height of the building or structure as part of the zoning permit application.
3. A landowner may, by special exception, construct a building or structure to a height not greater than 85 feet if the landowner demonstrates compliance with all of the following regulations:
 - A. The minimum lot area shall not be less than 12 acres.
 - B. The setback of the building or structure for which the height bonus is proposed shall be increased from the setbacks established by Section 206.6 by one foot for each additional foot of height beyond the height allowed as of right by Sections 206.7.1 and 206.7.2 above.
 - C. The maximum lot coverage set forth in Section 206.5 shall be decreased by five (5%) percent. (11/09)

206.8. **Off-Street Loading**

Off-street loading shall be provided as specified in Section 312 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

206.9. **Off-Street Parking**

Off-street parking shall be provided as specified in Section 311 of this Ordinance.

206.10. **Signs**

Signs shall be permitted as specified in Section 314 of this Ordinance.

206.11. **Access Drive Requirements**

All access drives shall be in accordance with Section 310 of this Ordinance.

206.11. **Access Drive Requirements**

All access drives shall be in accordance with Section 310 of this Ordinance.

206.12. **Screening**

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see Section 313 of this Ordinance).

206.13. **Landscaping**

Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance).

A minimum fifteen (15) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

206.14. **Waste Products**

All dumpsters and other trash containers may be permitted within the side or rear yard, provided such dumpsters and other trash containers are screened from any adjoining roads or properties. All dumpsters and other trash containers shall be set back a minimum of fifty (50) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

206.15. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

206.16. **Commercial Operations Standards**

All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies, and in compliance with Section 319 of this Ordinance.

206.17. **Outdoor Storage**

Within the (HC) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. Outdoor sales areas need not be screened from adjoining roads.

SECTION 207 RESTRICTED COMMERCIAL ZONE (RC)

207.1. Purpose

This Zone is intended to provide distinct locations for less intensive commercial activities than those allowed in the Highway Commercial Zone, that are generally related to commercial recreation, and that provide and/or receive some benefit from the local tourism industry.

207.2. Permitted Uses

1. Agricultural, horticultural and forestry-related uses, **excluding** any housing of livestock, poultry or other farm animals and mushroom operations;
2. Offices;
3. Banks and similar financial institutions;
4. Indoor commercial recreation facilities, **excluding** bowling alleys and skating rinks;
5. Art or antique galleries, museums, libraries, exhibition halls, or other similar uses; **excluding** adult-related uses;
6. Restaurants, **excluding** drive-thru or fast-food operations;
7. Hotels, motels, and similar lodging facilities;
8. Retail sale of goods such as, but not limited to, antiques, apothecaries, beverages, books, clothing, confections, dry goods, flowers, food, furniture, gifts, hardware, historic appliances, jewelry, newspapers, notions, personal and households supplies, photographic supplies, sporting goods, stationery, and tobacco, **excluding** adult-related uses, convenience stores and automobile filling stations. (Rev 8/09);
9. Craft shops for displaying historic manufacturing techniques for goods such as, but not limited to, books, clothing, confections, dry goods, farming implements, food, furniture, historic appliances and artifacts, jewelry, newspapers, notions, personal and household supplies, and tobacco products;
10. Municipal uses; (Rev. 4/02)
11. Public uses;
12. Public utilities conveyance facilities;
13. Churches and related uses;
14. Accessory uses customarily incidental to the above permitted uses; and,
15. Single-family detached dwellings.

207.3. **Special Exceptions**

(Subject to the review procedures in Section 604.3. of this Ordinance.)

1. Nursing, rest or retirement homes (see Section 413);
2. Bed and breakfasts (see Section 405);
3. Two-family conversions (see Section 455); and,
4. Home occupations (see Section 429).

207.4. **Conditional Uses**

(Subject to the review procedures in Section 706 of this Ordinance.)

1. Shopping centers involving any use permitted within this Zone (see Section 452);
2. Outdoor theater productions, excluding drive-in movie theaters (see Section 439);
3. Public utility structures (see Section 445);
4. Commercial recreation facilities (see Section 414); and,
5. Any of the commercial uses permitted in the preceding Section 207.2 that contain more than fifteen (15) acres in total lot area.

207.5. **Lot Area, Lot Width, and Lot Coverage Requirements** - See the following table:

Public Utilities Utilized	Minimum Lot Area	Maximum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.*	15 ac.	200 ft.	35%
Public Water	32,670 sq. ft.*	15 ac.	150 ft.	40%
Public Sewer	20,000 sq. ft.	15 ac.	125 ft.	50%
Both Public Sewer and Public Water	10,000 sq. ft.	15 ac.	80 ft.	60%

* The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see Section 317).

207.6 **Minimum Setback Requirements** (Principal and Accessory Uses)

1. Front yard setbacks for all buildings, structures (except permitted signs), and outdoor loading areas - see Section 316; off-street parking lots shall be set back a minimum of thirty (30) feet from the street centerline; (Rev. 8/01)
2. Side yard setback - All buildings and structures (except permitted signs) shall be set back at least fifteen (15) feet from the side lot lines. Off-street parking lots and loading areas, and shall be set back at least ten (10) feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such

instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities; (Rev. 8/01)

3. Rear yard setback - All buildings, structures, off-street parking lots and loading areas shall be set back at least twenty (20) feet from the rear lot line; and, (Rev. 8/01)
4. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a fifty (50) foot setback for nonresidential buildings, structures, off-street parking lots and loading areas from the residentially-zoned parcels. Such areas shall be used for a landscape strip and screen. (Rev. 8/01)

207.7. **Maximum Permitted Height**

The maximum permitted height is thirty-five (35) feet.

207.8. **Off-Street Loading**

Off-street loading shall be provided as specified in Section 312 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

207.9. **Off-Street Parking**

Off-street parking shall be provided as specified in Section 311 of this Ordinance.

207.10. **Signs**

Signs shall be permitted as specified in Section 314 of this Ordinance.

207.11. **Access Drive Requirements**

All access drives shall be in accordance with Section 310 of this Ordinance.

207.12. **Screening**

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see Section 313 of this Ordinance).

207.13. **Landscaping**

Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance).

A minimum ten (10) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

207.14. **Waste Products**

All dumpsters and other trash containers may be permitted within the side or rear yard, provided such dumpsters and other trash containers are screened from any adjoining roads or properties. All dumpsters and other trash containers shall be set back a minimum of fifty (50) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

207.15. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

207.16. **Commercial Operations Standards**

All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies, and in compliance with Section 319 of this Ordinance.

207.17. **Outdoor Storage and Outdoor Display of Goods**

Within the (RC) Zone, outdoor storage is prohibited. Outdoor display of goods for sale is permitted only if all of the following are met: (Rev. 10/03)

1. Outdoor display of goods and sales areas shall not be located within any required setback;
2. No outdoor display of goods or sales area may be erected or maintained within required off-street parking facilities;
3. All goods displayed outdoors for sale and all shelves, racks, or other display materials shall be removed within one hour after close of business each day and stored within a completely enclosed building. If the establishment is open 24 hours per day, all goods displayed outdoors for sale and all shelves, racks, or other display materials shall be removed and stored within a completely enclosed building for at least six hours each day; and
4. All litter which may have accumulated at such outdoor display and/or sales area shall be promptly removed.

SECTION 208 INDUSTRIAL ZONE (I)

208.1. **Purpose**

This Zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. Essentially, this Zone provides for

smaller light industrial uses as permitted by right, but requires obtainment of a conditional use for heavier and more potentially, more objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major and proposed roads. Design standards have been imposed to create attractive site designs and minimize the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

208.2. Permitted Uses

Uses permitted within this Zone include the following, provided the total lot area devoted to such use does not exceed two (2) acres. Any of the following uses that require more than two acres of lot area shall be regulated as conditional uses according to Section 208.3. of this Ordinance.

1. Agriculture, horticulture and forestry-related uses, **excluding** intensive commercial livestock operations and mushroom operations, subject to the standards listed in Section 201 of this Ordinance;
2. Laboratories for medical, scientific, or industrial research and development;
3. Manufacturing, packaging, storage, and/or wholesaling of the following:
 - A. Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - B. Scientific, specialized, and technical instruments and equipment;
 - C. Audio-visual components, computers, vending machines, electronic equipment, and video games;
 - D. Finished textile products;
 - E. Brushes, brooms, combs;
 - F. Hot tubs, spas, saunas, and swimming pools;
 - G. Jewelry and other precious metals;
 - H. Photographic, lighting, and timekeeping equipment;
 - I. Small household appliances, **excluding** major appliances;
 - J. Musical instruments and sporting equipment;
 - K. Cosmetics, toiletries, and pharmaceuticals;
 - L. Optical, dental, and medical supplies and equipment; and,
 - M. Small or novelty products from prepared materials (excluding the use of sheet metals).
4. Processing, packaging, storage, and/or wholesaling of food products, excluding:
 - A. Pickling processes;
 - B. Rendering or slaughtering operations; and,
 - C. Sugar refineries.

5. Sales, storage, and/or wholesaling of the following:
 - A. Home and auto-related fuels;
 - B. Nursery and garden materials and stock;
 - C. Contractor supplies; and,
 - D. Plumbing, heating, air conditioning, electrical, and structural components of buildings.
6. Bookbinding, printing, and publishing;
7. Machine shop;
8. Repair shops for products permitted to be manufactured in this Zone;
9. Small engine repair shops;
10. Welding shops;
11. Sign-makers;
12. Offices;
13. Municipal uses and public uses; (Rev. 4/02)
14. Public utility conveyance facilities;
15. Agricultural support businesses, including:
 - A. Facilities for the commercial processing and warehousing of agricultural products;
 - B. Facilities for the warehousing, sales, and service of agricultural equipment, vehicles, feed, or supplies;
 - C. Commercial stockyards or feedlots; and,
 - D. Veterinary offices, animal hospitals, or kennels.
16. Vocational and mechanical trade schools;
17. Home improvement and building supply stores;
18. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet;
19. Commercial day-care facilities;
20. Private clubs; and,
21. Accessory uses customarily incidental to the above permitted uses, including accessory retail sales of products produced on-site so long as the sales area is no more than ten percent (10%) of the total building area, or three thousand (3,000) square feet, whichever is less.

208.3. **Conditional Uses** (See Section 706.)

1. Any of the uses permitted in the preceding Section 208.2. that contain more than two acres in total lot area;
2. Heavy industrial uses involving processing, packaging, production, repair, or testing of materials, goods, and products, including those industries performing conversion, assembly, or non-toxic chemical operations (see Section 427);
3. Warehousing and wholesale trade establishments (see Section 458);
4. Heavy equipment sales, service, and/or repair, such as excavation machinery, commercial trucks, buses, farm equipment, mobile homes, trailers, and other similar machinery (see Section 426);
5. Junkyards (see Section 432);
6. Billboards (see Section 406);
7. Truck or motor freight terminals (see Section 454);
8. Recycling facilities for paper, glass, and metal products (see Section 447);
9. Principal waste handling facility (see Section 440); and,
10. Public utility structures (see Section 445).

208.4. **Lot Area Requirements**

Unless otherwise specified, each use within this Zone shall have a minimum lot size of one (1) acre.

208.5. **Minimum Lot Width**

Two hundred (200) feet.

208.6. **Maximum Lot Coverage**

Seventy percent (70%).

208.7. **Minimum Setback Requirements** (Principal and Accessory Uses)

1. Front yard setbacks for all buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas - see Section 316; all parking lots shall be set back at least forty (40) feet from any adjoining street centerline;
2. Side yard setbacks - All buildings, structures (except permitted signs), dumpsters, and off-street loading areas, outdoor storage areas, and off-street parking lots shall be set back at least thirty (30) feet from any side lot lines unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities;

3. Rear yard setback - All buildings, structures, dumpsters, and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines;

4. Residential buffer strip - Any use involving up to one acre of lot coverage and adjoining land within a Residential Zone, or across a road from land within a Residential Zone, shall maintain a seventy-five (75) foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading and parking areas from the Residential Zone. All of these setback areas shall be devoted to landscaping (see Section 313).

Any use with lot coverage exceeding one acre adjoining land within a Residential Zone, or across a road from land within a Residential Zone, shall maintain a one hundred (100) foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading and parking areas from the Residential Zone. All of these setback areas shall be devoted to landscaping (see Section 313); and,

5. Accessory recreation uses - These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

208.8. **Maximum Permitted Structural Height** - The height of any principal or accessory structure shall not exceed thirty-five (35) feet. All structures (except permitted signs) shall be set back a distance at least equal to their height from all property lines.

208.10. **Off-Street Parking** - Off-street parking shall be provided as specified in Section 311 of this Ordinance.

208.11. **Signs** - Signs shall be permitted as specified in Section 314 of this Ordinance.

208.12. **Access Drive Requirements** - All access drives shall be in accordance with Section 310 of this Ordinance.

208.13. **Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see Section 313 of this Ordinance).

208.14. **Landscaping** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance).

A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

208.15. **Waste Products** - All dumpsters and other trash containers may be permitted within the side or rear yard, provided such dumpsters and other trash containers are screened from any adjoining roads or properties. All dumpsters and other trash containers shall

be set back a minimum of seventy-five (75) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

208.16. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

208.17. **Industrial Operations Standards** - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies, and in compliance with Section 319 of this Ordinance.

208.18. **Outdoor Storage** - Within the (I) Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. Outdoor display areas for heavy equipment and vehicles need to be screened from adjoining roads.

SECTION 209 FLOODPLAINS

Deleted In Its Entirety March 2016

See the stand alone Floodplain Ordinance

SECTION 210 GATEWAY NORTH ZONE (GN)

Adopted 1/5/09; repealed in entirety and new Section 210 inserted 4/7/14

210.1. **Purpose**

This zone provides a gateway or transition into the northern portion of Strasburg Township and ultimately Strasburg Borough. Historically the area is characterized by a mix of varied commercial uses oriented to automobile access, primarily for local residents, several tourist related uses with high volume vehicular traffic, and agricultural uses. The Gateway North Zone (GN) accommodates both general commercial uses that will service the residents of the area and small-scale light industrial uses while still maintaining the rural, agricultural character of the Township and relating to the historic character of Strasburg Borough. Requirements seek to improve access to sites within this Zone by pedestrians, horse and buggy and bicycles and to minimize traffic impacts to the Route 896 corridor. Strip development along Route 896 shall be strongly discouraged. Through smaller scale mixed use development, this Zone will maintain a locally oriented commercial feel while further providing a transition between commercial and residential districts. (Rev. 4/14)

210.2. **Intent**

Requirements in this Zone are intended to encourage and preserve land use and building character of the Township; to limit vehicular access onto Route 896 by the use of shared access drives in accordance to the adopted Route 896 Highway Access Management Study; to promote land use that will be beneficial to the local community and that may incidentally (although not primarily) serve as a tourist destination.

Within the Gateway North Zone (GN), the Township shall regulate:

1. Any proposed addition to an existing building.
2. The size and height of any new building.
3. The location and design of any new building on a lot.
4. The location and design of parking lots.
5. The location and design of fences
6. Any alteration of more than twenty-five (25%) percent of a facade of any building visible from a public street.
7. Significant changes to site landscaping and street trees.
8. Demolition of existing structures.

210.3. **Permitted Uses**

Uses permitted within this Zone include the following:

1. Uses as of right:
 - A. Agricultural, horticulture, and forestry-related uses, excluding intensive commercial livestock operations and mushroom operations and subject to the standards listed in Section 210 of this Ordinance.
 - B. Municipal uses.
 - C. Accessory uses customarily incidental to the above-permitted uses.
 - D. Residential alteration and/or expansion of existing single family detached dwellings not to exceed 25 percent of the existing footprint.
2. Conditional Uses:
 - A. Agricultural Support. Agricultural support operations are defined as those that will provide accessory products to enhance the agricultural operations in the Township and region, as well as to provide an extension of agricultural support operations that do not meet the requirements for farm occupation or farm-related business authorized within the Agricultural Zone as defined in the Ordinance and as regulated by Sections 201.3.6 and 421. Agricultural support uses may also include agricultural equipment repair, sales of

products produced by local agricultural businesses including a farmer= produce market, and small agricultural equipment wholesale and retail.

- B. Light Industrial. Light industrial is considered to be small-scale businesses of light manufacturing where a product is made through fabrication of procured raw materials by cutting, machining, bending, assembly, welding, etc. without the use of heavy industrial machines for fabrication and product movement. Examples of light industrial products include wood, vinyl, and aluminum product fabrication, assembly operations, machining and welding operations. Light industrial production does not include the processes that make the raw materials used in the examples above such as the melting of ores, chemical reactions, etc. Light industrial uses do not include any use set forth in Section 208.3 of this Ordinance.
- C. Commercial. The commercial uses shall include those businesses that provide for the retail, service and planning needs of residents and visitors. The permitted uses shall include, but not be limited to: restaurants, fast-food restaurants (excluding drive through facilities), dry cleaners, laundries and Laundromats, banks (excluding drive through facilities), financial institutions, retail sale and/or rental of goods, professional offices, medical/dental offices and health and fitness clubs (excluding outdoor recreational facilities). Accepting only those uses specified above, the commercial uses set forth in Sections 206.3 or 206.4 of this Ordinance shall be prohibited. (Rev. 4/14)
- D. Mixed-Use Development. A mixed use development shall be only permitted within the Gateway North Zone (GN) subject to the following criteria. (Rev. 4/14)
 - a. Multiple family dwellings shall be the only permitted residential use within a mixed use development.
 - b. A multiple family dwelling shall not be permitted to be the sole principle use of a lot but shall only be permitted when combined with commercial uses set forth in Section 210.3.2.D.12 of this Ordinance.
 - c. The multiple family dwelling use within a mixed-use development shall be limited to a maximum density of 20 dwelling units per acre of the lot area as defined herein or two hundred (200) dwelling units, whichever is less. (Rev. 11/2011, 9/2021, 11/2021)
 - d. The multiple family dwellings shall be limited to one-bedroom and two-bedroom units.
 - e. No outdoor recreational facilities shall be permitted in a mixed use development.
 - f. Commercial uses in a mixed use development shall be contained in multi-story, mixed use buildings. A minimum of 20,000 square feet of commercial uses shall be provided within a mixed use development. 100% of the gross floor area of the first floor of the portion of the

mixed use building that is parallel to and adjacent to Route 896 shall be utilized for commercial uses.

- g. Each mixed use development shall contain mixed use building(s) located parallel to and adjacent to Route 896. If more than one mixed use building is proposed within a mixed use development, all such mixed use buildings shall have their principle axis parallel to, and shall have unobstructed visibility from Route 896.
- h. Residential uses in mixed use buildings in mixed use development shall be permitted only on the second and third floors of any portion of a building parallel to and adjacent to Route 896 and on all floors of any portion of such building which is not parallel to Route 896. If a mixed use development contains buildings which are located to the rear of mixed use buildings and which are not visible from Route 896, such buildings may contain only residential uses.
- i. The first floor façade of all mixed use structures fronting upon Route 896 shall reflect a non-residential character.
- j. The streetscape along the frontage of Route 896 shall reflect non-residential uses.
- k. Every mixed use development shall provide a minimum of two (2) bus parking spaces.
- l. Within a mixed use development the commercial uses shall include those businesses that provide for the retail, service and planning needs of residents and visitors and shall include, but not be limited to:
 - Restaurants, fast-food restaurants (excluding drive-thru facilities);
 - Dry Cleaners, laundries and Laundromats;
 - Banks (excluding drive-thru facilities, except as provided for in subsection 210.3.2.D.13 below);
 - Financial institutions;
 - Retail sale and/or rental of goods;
 - Professional offices, medical/dental offices;
 - Health and fitness clubs (excluding outdoor recreational facilities); and
 - Pharmacy (excluding drive-thru facilities).
- m. Within a mixed use development, a bank shall be permitted to be accompanied by an accessory drive-thru facility where such drive-thru facility is in a remote/detached location. Any such drive-thru facilities shall be setback a minimum of 300 feet from Route 896 and 100 feet from any building within the mixed use development.
- n. Where proposed as part of a mixed use development, a commercial use(s) set forth in Sections 210.3.2.D.12 and 13 shall be governed by the area and bulk requirements, design guidelines and other general and

specific criteria set forth in Article 2 of the Ordinance in lies of the area and bulk, design guidelines an/or specific criteria for the specific commercial use(s) set forth in Article 4 of this Ordinance.

- o. Excepting only those uses specified in Sections 210.3.2.D.12 and 13 above, the commercial uses set forth in Sections 206.3 or 206.4 of this Ordinance shall be prohibited within a mixed use development.
- p. A mixed use development shall only be permitted on a lot existing on January 1, 2021, which contained 10 or more acres. The mixed use development shall be the only use on such lot. The mixed use development may be extended to one or more adjoining lots if the adjoining lot(s) was/were in the same ownership on January 1, 2021. The applicant shall as part of the subdivision and land development process join all adjoining lots being developed with the mixed use development into a single lot. (Rev. 11/2011, 9/2021)

E. Any expansion, alteration, or addition to any of the above uses or structures associated with any of the above uses, regardless of whether such use was in effect on the date of the creation of the Gateway North Zone (GN) or was previously authorized by conditional use approval in the Gateway North Zone (GN) shall require conditional use approval.

F. Short Term Rentals (See Section 459) (Rev. 9/2026)

210.4. **Uses Not Permitted**

The following uses will not be permitted in the Gateway North Zone (GN), except where approved as part of a Mixed Use Development: (Rev. 4/14):

- 1. Drive-through facilities, including but not limited to restaurants and banks.

210.5. **Conditional Use Procedure**

Any applicant who seeks to construct a new building, alter an existing building and/or develop a site in the Gateway North Zone for any use which is not permitted as of right shall submit an application provided by the Township. The application shall include all of the information required by Section 704 of this Ordinance and in addition shall include a detailed general site plan that shows the full build out planned for the site and demonstrates compatibility with the goals and intent of this Zone. In the event of a conflict between this Section 210.5 and Section 704, the more stringent regulations shall apply.

- 1. General Site Plan - Prior to formal application for conditional use approval, it is strongly encouraged that a preliminary but detailed comprehensive general site plan of the entire site be submitted to the Township Planning Commission for informal review. A comprehensive general site plan will show full build out of the site and shall demonstrate compatibility with the goals and intent of this Zone together with the environmental, cultural and historic goals and character of the region.

2. The application shall contain a narrative and supporting plans that will address the environmental, cultural, and historic goals and character of the region. The application shall specifically demonstrate consistency and compliance with the following:
 - A. Strasburg Regional Comprehensive Plan.
 - B. Envision, The Lancaster County Comprehensive Plan.
 - C. This Ordinance.
 - D. The applicable subdivision and land development ordinance.
 - E. Strasburg Township Official Map.
 - F. Route 896 Access Management Study
 - G. Sewage Facilities Plan.
 - H. The applicable storm water management regulations.
 - I. The design guidelines set forth in Section 210.9.
3. The applicant shall include as a part of the application a narrative describing the proposed development and how the proposed development meets the specific development objectives of the Gateway North Zone (GN). Specific development objectives of this Zone include design of preservation, maintenance, and appropriate expansions that: are distinct in their incorporation of important natural and cultural features; provide for safe and convenient vehicular access into sites within the Gateway North Zone (GN) but with increased reliance upon pedestrian movements within its bounds and between sites within this Zone; make efficient use of local infrastructure and services; reflect the historic and traditional building styles abundant within the region; reserve and feature civic uses and open spaces as focal points; provide safe, efficient and compatible linkages with existing nearby land uses, streets, sidewalks, and parking areas.
4. The applicant shall include as a part of the application a traffic impact study, prepared to the satisfaction of the Township. The study shall document the anticipated traffic condition that will be generated by the proposed development. The study shall also demonstrate that safe and efficient ingress and egress to the development will be provided. The traffic impact study shall further analyze the impact of the traffic anticipated to be generated by the proposed development on the nearest signalized intersection (unless such intersection is more than one (1) mile from the proposed development) and identify measures to mitigate the negative impacts, if any, on this intersection.
5. The applicant shall provide a hydrogeological study if one is required by the Official Sewage Facilities Plan or by Section 210.6. If the applicant proposes public or community sewer or water service, the application shall provide details of such service.
6. The applicant shall deliver a complete copy of the application to the Zoning Officer for review and comments at the same time the applicant files the application with the Township. The Zoning Officer shall provide his review to

the Township Planning Commission prior to its review of the conditional use application, to the applicant, and to the Board of Supervisors.

7. The applicant shall deliver seven complete copies of the application to the Township Planning Commission at the same time the applicant files the application with the Township. The Township Planning Commission will review the application for conditional use approval together with the review letter of the Zoning Officer. The Township Planning Commission shall provide recommendations to the Board of Supervisors concerning the application. The Planning Commission may appear as a party at the hearing before the Board of Supervisors on the conditional use application and may present evidence to support imposition of conditions and/or in opposition of the application if the Township Planning Commission determines that the application does not meet the requirements of the Zoning Ordinance.

210.6. **Lot Area, Lot Width, and Lot Coverage Requirements**

For all developments without public or approved sewer systems, a hydrological study to establish the minimum lot size and impervious coverage required to address nitrate levels will be required.

Public Utilities Utilized	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. feet	200 feet	35%
Public/Community water	43,560 sq. feet	150 feet	40%
Public/Community Sewer	20,000 sq. feet	125 feet	65%
Both Public/Community Sewer and Public Water	15,000 sq. feet	100 feet	70%

210.7. **Minimum Setback Requirements** (Principal and Accessory Uses.)

1. Build to Line / Front Yard Setbacks - All buildings and structures (except permitted signs) shall be set back a minimum of sixty (60) feet and maximum of eighty (80) feet from the street centerline to match the existing setbacks of buildings along this corridor. Off-street parking shall be prohibited between the right-of-way of Hartman Bridge Road (SR 0896) and any structure parallel to and adjacent to Hartman Bridge Road (See Section 316) (Rev. 4/14)
2. Side Yard Setback - All buildings, structures (except permitted signs) shall be set back a minimum of twenty-five (25) feet from the side lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back a minimum of fifteen (15) feet, unless joint parking facilities are shared by adjoining uses. In such cases, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

3. Rear Yard Setback - all buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least twenty (20) feet from the rear line.
4. Residential Buffer Strip - Lots adjoining residential zones shall maintain a fifty (50) foot setback which shall be used for a landscape strip and screen as regulated in Section 313 of this Ordinance. No structures, parking, loading, or storage shall be located within this buffer.

210.8. **Maximum Permitted Building Dimensions**

1. The maximum building height for any building within the Gateway North Zone (GN) shall be forty-five (45) feet. Decorative spires, cornices, cupolas and mechanical equipment are excluded from the calculation.
2. Square Footage - 45,000 square feet maximum footprint.

210.9. **Design Guidelines**

Lancaster County and the Strasburg Region have a unique and distinctive architectural style. As a gateway to Strasburg, one of the oldest known settlements in Lancaster County, new buildings and additions to existing buildings must be constructed to respect and emulate this style. New construction and alterations to existing buildings will address the following design guidelines:

1. New construction should achieve historic compatibility through appropriate massing, shape, size, materials, etc.
2. Size, Scale, and Proportion: New construction should relate to the dominant proportions, size and scale of the buildings in the surrounding area.
3. Shape and Massing: New construction should incorporate massing, building shapes, and roof shapes that are present in the surrounding area.
4. Materials: Building materials should be compatible with those of buildings in the surrounding area. Traditional materials that are common to the area, such as brick, wood and stone are preferred.
5. Patterns and Rhythm: The rhythm of facades along the street and the components thereof should be maintained. Large buildings can be divided into bays to reflect rhythms exhibited by smaller structures.
6. Cornice and Floor-to-Floor Heights: New construction should continue the floor-to-floor and cornice heights that are dominant in the area, or incorporate detailing to suggest those heights.
7. Windows and Doors: New construction should use window and door openings of design and size typical of those in the surrounding area.

8. Orientation and Location: Principal facades of new construction should face the same direction as other buildings on the street or as indicated by predominant patterns in the surrounding area. The prevailing setback line (build-to-line) should also be preserved.

210.10. **Art and Amenities**

The use of art and other amenities is encouraged in this Zone. Such additions add to the character and sense of place of the region. These include but are not limited to art/sculptures, benches, decorative lights, decorative trash receptacles and walkways.

210.11. **Off-Street Loading**

Off-street loading areas shall be provided as specified in Section 312 of this Ordinance. No off-street loading areas shall be located in the front yard within this Zone.

210.12. **Off-street Parking**

Off-street parking shall be provided as specified in Section 311 of this Ordinance. No off-street parking shall be permitted in the front yard within this Zone.

210.13. **Off-street Parking for a Mixed Use Development**

Off-street parking for mixed use development shall be provided as the sum of the following (Rev. 4/14):

1. One (1) space per one bedroom unit and two (2) spaces per two bedroom unit; and
2. Five (5) parking spaces for every 1,000 square feet of gross leasable floor area of commercial uses.

Where an applicant for approval of a mixed use development demonstrates to the satisfaction of the Board of Supervisors that through shared parking, complementary hours of operation or other relevant factors, that the proposed mix of uses or ratio of dwelling units sizes within a mixed use development will be adequately served by fewer parking spaces than required by the above specified calculation, the Board of Supervisors shall have the authority to approve a reduction in the required parking for the mixed use development. The Board of Supervisors may approve a reduction by up to 15% of the off-street parking otherwise required by this section.

3. No parking shall be located between the right-of-way of Hartman Bridge Road (SR 0896) and any building within the mixed use development.

210.14. **Off-street Parking Lot Design for a Mixed Use Development**

Off-street parking lots for a mixed use development shall comply with the following dimensional standards (Rev 4/14):

1. Standard car spaces: Parallel – 23 feet by 8 feet, non-parallel – 18 feet by 9 feet.
2. Drive aisles: two-way traffic – 24 feet wide, one-way traffic – 18 feet wide.

210.15. **Signs**

All signs shall be permitted as specified in Section 314 of this Ordinance.

210.16. **Access Drive Requirements**

All access drives shall be provided in accordance with Section 310 of this Ordinance and in accordance with such criteria as established by the Route 896 Access Management Study. A traffic impact study is required for all access to Route 896. Lots that front on two streets will be required to access the side street and not directly onto Route 896. Vehicular access onto Route 896 may be limited, and shared access drives should be used where feasible when access to Route 896 is required. In addition, it is strongly encouraged that connections between adjacent lots be developed to reduce the number of trips generated onto Route 896. Access drives that connect adjacent uses are strongly encouraged to reduce the traffic volumes onto Route 896. Development or alteration on property to the east side of Route 896 between Herr Road and Historic Drive will be required to develop portions of the parallel street shown on the Township Official Map.

210.17. **Bike Lanes/Pedestrian Pathways**

All lots on the west side of Route 896 and where feasible on the east side of Route 896 shall include a pedestrian walk area/bicycle pathway approximately parallel to the street centerline which shall connect to walk/bicycle path areas of the adjacent properties. Pathways must be a minimum of four (4) feet in width and composed of an all-weather surface material.

210.18. **Outdoor Storage**

Within the Gateway North Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from the adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this Section.

210.19. **Sales Displays**

Display of items for sales purposes will meet the requirements of Section 207.17 of Zoning Ordinance.

210.20. **Fences**

All fences located in side and rear yards will meet requirements of Section 310.1 for side and rear areas of a lot. Front yard fences are not permitted in the Gateway North Zone (GN).

210.21. **Lighting**

All outdoor lighting shall meet design compatibility recommendations for Gateway North Zone (GN) and meet low impact standards.

210.22. **Landscaping**

Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and pedestrian facilities shall be maintained with a vegetative ground cover, trees, shrubs and other ornamental plantings in accordance with Section 313 of this Ordinance.

- A minimum fifteen (15) foot landscaping strip shall be provided along all property lines and adjacent to a public road except where shared parking is utilized. A landscaping plan shall be submitted for review to the Township Planning Commission for any new construction or renovation plan.

210.23. **Waste Products**

All dumpsters and other trash containers may be permitted within the side or rear yard, provided such dumpster and other trash containers are screened from any adjoining roads or properties. All dumpsters and other trash containers shall be set back a minimum of fifty (50) feet from any adjoining residentially-zoned property. All dumpsters and other trash containers shall be completely enclosed.

210.24. **Commercial Operations Standards**

All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these government bodies. For a listing of some regulations, refer to Section 319 of this Ordinance.

SECTION 211 Railroad Heritage Zone (RH)

211.1 **Purpose**

The Railroad Heritage Zone (RH) encompasses properties of the Strasburg Rail Road, the Railroad Museum of Pennsylvania, the Choo-Choo Barn and Taintown and related properties on the east side of Strasburg Borough. The district is bounded by PA 896 on the west and is limited on the north, south, and east by the adopted urban growth boundary of Strasburg Township. The zone provides for a mix of urban residential, institutional, cultural, commercial, industrial, and transportation uses that constitute a unique center of historic railroading. The Railroad Heritage Zone (RH) accommodates a wide range of uses and activities, while containing those uses within

a designated urban growth area that is an extension of the Borough and preserving the surrounding agricultural character of the Township. It is the intent of the Board of Supervisors that the permitted uses which relate to historic railroading be allowed a broad range of ancillary and associated uses to enable such principal uses to prosper, but the industrial ancillary and associated uses shall be permitted only in conjunction with the historic railroading related principal use. The Board of Supervisors does not desire to authorize industrial uses such as machine shops, welding, and woodworking as separate and distinct principal uses within the Railroad Heritage Zone (RH).

211.2 **Permitted Uses**

Uses permitted within the Railroad Heritage Zone (RH) include the following:

1. Offices.
2. Banks and similar financial institutions.
3. Art or antique galleries, libraries, or similar uses; excluding adult-related uses.
4. Restaurants and outdoor dining, excluding drive-thru, or fast-food operations.
5. Hotels, motels and similar lodging facilities.
6. Retail sale of goods such as, but not limited to, antiques, apothecaries, beverages, books, clothing, confections, dry goods, flowers, food, furniture, gifts, hardware, hobby supplies, jewelry, newspapers, notions, personal and household supplies, photographic supplies, sporting goods, stationery, and tobacco, excluding adult-related uses.
7. Municipal uses.
8. Single family detached dwellings.
9. Attractions and displays of miniatures and models contained within a building relating to historic railroading and other Lancaster County traditions, including by way of example, a tourist attraction for the display of model railroads.
10. Accessory uses customarily incidental to the above permitted uses.
11. Museum relating to the cultural and historic uses within the Township, particularly historic uses within the Railroad Heritage Zone (RH) and uses related to railroads, and associated and ancillary uses to an operating museum which may include:
 - A. Indoor and outdoor exhibits including, but not limited to, artifact galleries, displays of artwork and photography, displays of equipment, hands-on facilities and learning centers, interactive exhibitry, audio-visual interpretation, signage, display panels, models, period scenes and structures, and interpretive technology.
 - B. Indoor and outdoor display of railroad equipment and railroad-related materials and structures.

- C. Conservation and restoration of railroad equipment, including, but not limited to, cleaning, duplication, material curation, material restoration, and a wide range of repair and restoration work on railroad equipment and large artifacts such as removal of asbestos, rust, lead paint and other contaminants, welding, restoration of damaged metal, replication of wood and metal parts, pipe-fitting, sheet work, glasswork, carpentry, priming and painting.
 - D. Public access libraries, archives and research facilities.
 - E. Educational program including, but not limited to, lectures, films and audio-visual presentations, demonstration of historic crafts or trades, living history demonstration and programs, tours of exhibits and shops or facilities, docent-led programs, classroom and auditorium presentations, scouting programs, and other educational activities.
 - F. Operation of a retail museum store.
 - G. Fund-raising activities including, but not limited to, rental of meeting spaces and exhibit hall spaces for banquets, parties, weddings, receptions, group programs, and similar gatherings.
 - H. Administrative activities related to the operation of the museum including conferences, museum events, and receptions.
 - I. Maintenance and storage of vehicles used for museum functions including, but not limited to automobiles, trucks, forklifts and specialty vehicles.
 - J. Restaurant or cafe.
 - K. Use of equipment used to repair, maintain, etc. museum assets to also maintain, repair, etc., similar items held by other entities such as other museums or railroad operations.
12. Historic steam railroad and associated and ancillary facilities and uses to an operating historic steam railroad including:
- A. Facilities and activities pertaining to interstate and intrastate rail transportation and ancillary railroad facilities as defined herein.
 - B. Outdoor storage of railroad-related items typical of a rail yard, including rails, spikes, bolts, fishplates, tie plates, wire, ties, joint bars, switches, signaling equipment, flues, tubes, pipes, culverts, girders, lumber, wheels, wheel sets, journals, locomotive and railway appliances, brake shoes, out-of-service equipment, stored locomotives and cars, disassembled locomotive and car components, and other materials.
 - C. Repair-in-place structures and backshops, which include foundry and metal casting facilities, forges, machine shops, welding facilities, paint booths and painting facilities, wood/carpentry shops, cranes and hoisting equipment, electrical shops, facilities for manufacturing parts and assemblies for

internal use and for paying customers, and facilities for repair, restoration, and construction of all types and ages of rail equipment both internal use and for paying customers.

- D. Intermodal terminals for transfer of freight from rail to highway vehicles or loading of rail cars, which includes freight loading/unloading ramps and equipment, freight storage, and freight conveyance (truck traffic).
- E. Collection of railroad archives.
- F. Temporary overnight lodging for railroad employees.
- G. Exhibits and interpretive facilities services for visitors to the operating historic steam railroad including: displays of railroad equipment, indoor and outdoor; displays of railroad related mechanical systems, system failures and part failures (educational); exhibits, such as "J" Tower; tours of railroad facilities.
- H. Photo Studio.
- I. Restaurant.
- J. Retail Sales of items including, but not limited to, prepackaged foods, giftware, clothing, toys and similar items.
- K. Maintenance and storage garage for railroad vehicles, including antique automobiles.
- L. Outdoor picnic areas.
- M. Small amusement rides including but not limited to Cagney, Cranky Cars and temporary rides for special events.
- N. Special event outdoor entertainment including but not limit to music, games, displays, antique tractors, antique cars.
- O. Warehousing of materials used by or related to the historic steam railroad.

211.3 **Special Exception Uses**

(Subject to the review procedures in Section 604.3 of this Ordinance):

- 1. Bed and breakfasts (See Section 401).
- 2. Two-family conversions (See Section 455).
- 3. Home occupations (See Section 429).

211.4 **Maximum Lot Coverage**

Maximum lot coverage shall be 80%, provided that all new parking areas or pedestrian malls shall utilize pervious paving, rainwater infiltration designs, or other best management practices as recommended by the PADEP publication Pennsylvania Stormwater Best Management Practices Manual. Areas included in calculations of lot coverage shall not include railroad tracks or cars stored on tracks, but shall include

ash pits, inspection pits, turntable pits, paved aprons, oil collection basins, and similar in-ground servicing facilities between or adjacent to tracks in a rail yard.

211.5. **Required Setbacks and Build-to Lines**

1. Structures located on the north side of Gap Road (PA 741) shall be built in-line with existing buildings, provided that the setback of buildings, exempting existing structures, shall increase to the east of the existing pedestrian crossing on Gap Road to a minimum of ten (10) feet from the edge of the right-of-way when the structure contributes to an established street frontage line. All other buildings fronting on Gap Road shall be set back a minimum of six (6) feet from the edge of the right-of-way.
2. Structures along Bishop Road shall be set back a minimum of six (6) feet from the edge of the right-of-way.
3. All structures shall be set back a minimum of ten (10) feet from any other property line.
4. All parking lots shall be set back a minimum of ten (10) feet from the edge of any road or five (5) feet from any railroad right of way. Parking lots that front on Gap Road shall be separated by a landscaped buffer strip at least ten (10) feet wide, sufficient to form a continuous visual screen, except at driveway intersections, at least three (3) feet in height.

211.6. **Maximum Building Height**

Fifty (50) feet, except where additional building height limitations shall apply as prescribed in the Design Guidelines for the Railroad Heritage Zone.

211.7. **Streets**

Improvement of streets shall be consistent with the PennDOT publication Pennsylvania Traffic Calming Handbook.

211.8. **Design Guidelines for Buildings in the Railroad Heritage Zone (RH)**

All uses shall comply with the Design Guidelines for the Railroad Heritage Zone (RH), and such Guidelines shall be used in reference to all buildings, structures, signs, fencing, landscaping, lighting, pedestrian malls and entrance plazas, parking, pedestrian access and safety, bicycles and non-motorized vehicle access and safety, and stormwater management within the Railroad Heritage Zone (RH). Where the provisions of the Design Guidelines are inconsistent with any provision of Article 3 of this Ordinance, including, but not limited to, Section 311, Off-Street Parking Requirements, Section 313, Landscaping and Screening Requirements, and Section 314, Outdoor Signs, the Design Guidelines shall control.

211.9. **Interpretation of Guidelines**

The Township Planning Commission shall have authority to review the Guidelines for the Railroad Heritage Zone (RH) and may request the approving authority to make any provision to be made a specific condition of a land development or subdivision plan approval. In addition to all other duties and powers conferred by this Ordinance and by all of the applicable laws of the Commonwealth of Pennsylvania the Township Zoning Officer shall have the authority to interpret and to apply determine compliance with the Guidelines as applied to all other permits, certificates and approvals in connection with any contemplated erection, construction, alteration, modification, extension, replacement, demolition, relocation, conversion or use of any building, structure, sign, fence, landscaping area, light, pedestrian or vehicle access, stormwater facilities or land disturbance within the Zone.

SECTION 212 RESIDENTIAL ZONE (R-2)

212.1. Purpose

This Zone represents a portion of the Township's residential growth area. Because of the proximity to Strasburg Borough and the planned provision of public services and utilities, overall permitted densities are higher here. A wider range of dwelling units than allowed in the Residential Zone (R-1) is permitted in the Residential Zone (R-2), and higher densities are allowed.

212.2 Permitted Uses

1. Agriculture, including one single-family detached dwelling, subject to the requirements of Section 201 of this Ordinance, **excluding** intensive commercial livestock operations and mushroom operations;
2. Municipal uses;
3. Public uses;
4. Public utility conveyance facilities;
5. Single-family detached dwellings;
6. Public schools; and,
7. Accessory uses customarily incidental to the above permitted uses.

212.3. Special Exception Uses

(Subject to the review procedures listed in Section 604.3. of this Ordinance.)

1. Home occupations (see Section 429);

2. Boarding houses (see Section 407);
3. Family day-care facilities (see Section 420);
4. Two-family conversions (see Section 455); and,
5. Churches and related uses (see Section 410).

212.4. Conditional Uses

(Subject to the review procedures listed in Section 704 of this Ordinance.)

1. Duplexes and townhouses in accordance with the following requirements:
 - A. The application for a conditional use shall meet the procedure set forth in Section 210.5.
 - B. Any development of townhouse and duplex units shall meet the design requirements of Section 210.9.
2. Cluster development (see Section 411); and
3. Public utility structures (see Section 445).

212.5. Design Requirements – See table below:

Use	Required Public Utilities	Minimum Lot Area	Maximum Density (du/ac)	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks ⁵			
						Front ⁶	One Side	Both Sides	Rear
SFD	None, Public Water or Public Sewer	43,560 sq. ft ¹	1	360 ft	20%		285 ft	300 ft	40 ft
SFD	Both Public Water and Public Sewer	10,000 sq. ft.	5.5	90 ft. ²	35%		10 ft.	20 ft.	25 ft.
Duplexes	Both Public Water and Public Sewer	6,000 sq. ft. per unit	5.5	40 ft. ² per unit	45%		10 ft.	N/A	25 ft.

Use	Required Public Utilities	Minimum Lot Area	Maximum Density (du/ac)	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks ⁵			
						Front ⁶	One Side	Both Sides	Rear
Townhouses ^{3,4}	Both Public Water and Public Sewer	2,000 sq. ft. per unit	5.5	20 ft. ² per unit	60%		15 ft (end units)	N/A	25 ft.
Other Uses	Both Public Water and Public Sewer	43,560 sq. ft	N/A	200 ft.	40%		30 ft.	(60 ft.)	50 ft.

¹All uses relying upon on-lot sewers must comply with Section 317.

²Minimum lot width shall be measured at the building setback line, and in no case shall the lot width, as measured along the street line, be less than seventy percent (70%) of that required at the building setback line. Minimum lot width, as measured along the street line, shall follow such line, even if it is curvilinear.

³No more than twenty percent (20%) of the total number of townhouse groupings shall contain more than six (6) units, and in no case shall any grouping contain more than eight (8) units. For each townhouse grouping containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be two (2) feet. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty (30) feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following footnote 4 shall apply.

⁴In those instances where several townhouse groupings are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least seventy (70) feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
- b. A minimum yard space of thirty (30) feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.
- c. A minimum yard space of thirty (30) feet is required between end walls and front or rear faces of buildings.

⁵Trees on nonfarm parcels – on any separate nonfarm parcel, no tree shall be planted within thirty (30) feet of any land used for principal agricultural uses within the Agriculture Zone.

⁶Front yard setbacks for all principal buildings - see Section 316.

212.6. Maximum Permitted Height

1. Principal buildings and structures - Thirty-five (35) feet; and,
2. Accessory buildings and structures - One story, or twenty (20) feet, whichever is lower.

212.7. Minimum Accessory Structures Setbacks

1. Front yard - No accessory structure, except permitted signs, is permitted within the front yard; and,
2. Side and rear yards - Five (5) feet.

212.8. Applicability of General Provisions

All uses permitted within this Zone shall also comply with the applicable General Provisions contained in Article 3 of this Ordinance.

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