

### **Summary of Changes in Zoning Ordinance Proposed Amendment:**

The below list is provided to assist in review of the Proposed Amendment. This is not an exhaustive list of the changes within the Zoning Ordinance and in no way indicates all changes. A tracked change copy of the ordinance is available for review, upon request, to observe the full range of edits in the document.

No new Zones were added or removed. Boundary lines were moved as defined below and as shown on the Proposed Zoning Map.

#### **\* NEW \***

As a response to comments at the Planning Commission Public Hearing, the following changes, generally characterized below, were approved by the Planning Commission and completed for the Board of Supervisors Public Hearing.

Updates/revisions to Zoning and Comprehensive Plan mapping include:

- growth boundary edits per previous comments;
- change of growth boundary in the north end of the Township along Creek Road and Sheffield Drive;
- Zone change to R2, on the east Dillsburg border along Old York Road;
- Addition of 3 lots to Mixed Use 1 on the south side of Gold Course Road;

Updates/revisions to Zoning Ordinance text include:

- 211.B – Applicability;
- 212 Table of Land Uses by District
  - Single Family Detached – removed conservation subdivision note on RS-1 & 2;
  - Single Family Semi-Detached – permitted in RS1 and MU1;
  - Warehouse and Distribution Center - conditional use in MU1 if directly abutting Industrial;
- 352 Non-Commercial Keeping of Livestock
  - Clarified it excludes domestic pets;
  - 352.3.d – removed free range text;
  - Now permits roosters on lots greater than 1 acre in RS1, 2 and 3;

Additional minor edits for reference numbers and missing text and typos in various parts of the document. No effect on Zoning.

### **Uses Added in Proposed Amendment:**

Add Auction House / Auto Auction Zone Permitted by SE in MU-1 & MU-2

Agritourism Operation Permitted by SE in AC & RA

Banquet Hall/ Reception Venue (308)

Commercial sports fields / facilities Permitted in AC & RA

Commercial Solar Power Facility (316)

Day Care Facility, Adult (322)

Forestry Operation (328) Logging / Timber Regulations  
Marijuana Dispensary (344)  
Marijuana Growing/Processing Facility (345)  
Mobile Food Facility (Food Trucks and/or Trailers) (348)  
Roadside Stand (368)  
Sawmill or Firewood Processing Facility (369)  
Section Senior Residential Campus (55 and Over Communities) (371)  
Short term rentals (Air B&B/VRBO) (376)  
Warehouse and/or Distribution Center (385)  
Removed "Photographic, Music, Art and Dance Studios"  
Removed "Restaurants, Fast-Food" as redundant

**General Provisions Added in Proposed Amendment:**

Geothermal Heat Pump Systems (410)  
Outdoor Wood Boilers (415)  
Signs-Electronic Variable Message Signage (422)  
Trailers Used for Storage (426)

**Use Regulations Updates included in proposed Amendment:**

Adult Related Uses to Adult Entertainment Facility (302)  
Auto filling stations (generators required etc.) (306)  
Campground (311)  
Churches and Related Uses updated to Church or Other Religious Institution plus minor text updates (314)  
Commercial Convenience Centers (315) minor text updates  
Continuing Care Retirement Community (CCRC) (319)  
Contractor Office (now includes landscaping/hardscaping business) (320)  
Day Care Facility Commercial (323) and Family (324) (Day Care Adult added)  
Driveway Requirements (407)  
Fence regulations Update (403.B)

Floodplain District Section (210) and Floodplain Section Requirements (507) removed due to separate ordinance.

Fuel Storage and Supply Facility (329)

Geothermal Heat Pump Systems (410)

Health -Care Campus, Nursing Home, and Hospitals /or Hospital (332)

Home Occupation in Accessory Structures removed.

Hotel Height restriction increased to 5 stories up to 65 feet maximum (336)

Junkyards (338)

Kennels (339)

Lighting to be consistent with SALDO and include some Dark Skies provisions

Manufactured Home Park (from Mobile Home) (342)

Multiple-Family Dwelling or Multiple Townhouses (Single-Family Attached Dwellings) on a Single Lot (350)

Noncommercial Keeping of Livestock (352) (consolidated and removed from individual sections)

Off Track Betting (353) text update. Included consideration of Casinos and Sports Betting.

Off track betting parlors (353)

Open Space or Common Open Space Land Use and Design Standards (354)

Outdoor Wood-Fired Boilers (415)

Parking schedule (414) Consistency updates

Ponds, Manmade Lakes and Impoundments (403.F)

Residential Real Estate Sales Trailer, Temporary (363)

Senior Residential Campus (371)

Septage Compost Processing Operation (372)

Sign section updated (421)

Signs-Electronic Variable Message Signage (422)

Single-Family Attached Dwellings on Separate Lots (Townhouses) (377)

TND – Traditional Neighborhood Design (370)

Well Drilling and test results requirements (430)

**Miscellaneous Revisions and Updates included in Proposed Amendment – this is not a comprehensive list and does not contain all revisions:**

Added a “Table of Land Uses by District” and moved the land uses from individual sections to Section 212 as a Table of Land Uses by District.

Add a definitions for each new Use

Add Agricultural Tourism, Agritourism definition

Add Commercial sports fields / facilities Definition

Add Corner Lot Definition

Add Easement Definition

Add Fuel Storage definition

Add Light Industrial Products Definition

Add Light Industrial Products Definition (included in 343)

Add Live-Work Unit Definition

Add Lot Coverage Definition

Add Marijuana Dispensary

Add Marijuana Growing and/or Processing Facility

Add Municipal Use Definition

Add Personal Care Home Definition

Add Professional Office Definition

Add Senior Residential Campus

Add Septage Composting Definition

Add Trailer Definition

Add Video Gaming Terminal (VGT)

Add Warehouse Definition

Added Double Frontage Lot Definition

Retail Service Business Definition updated

Tavern Definition updated

Updated footnotes for the Table of Dimensional Requirements in each zone for consistency and clarify accessory structures.

**Zoning Map Amendments Generally Include:**

<b><u>Location:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Route 74 and Williams Grove Road	AC	C & RS-1
Route 74 and Camp Ground Road	AC	MU-2
West side of Route 74 and Route 15 to Old Mill Road	C	I
Route 15 North of Mountain Road, (Rodeway Inn, Devils Eye Brewing)	AC	C
Route 15 Golf course Road to Twp Line, (Sunoco to Legion / Happy Cars)	MU-1	C
Range End Road area	MU-2	C
Fairway Hills, Coover Heights, Mountain Crest Estates, Cold Springs Road, Mountain Road	AC	RS-1
Carroll Drive, Siddonsburg Rd. , Chestnut Grove Rd.	RS-1	RS-2
Carlisle Road , S. Baltimore Street	AC	MU-1
Chestnut Grove Road and north side of Hidden Springs Rd.	RS-1	RA
Pine Street and Sunset Court	AC	RA
Sheffield Drive, east of Creek Road	RS-1	RA
North side of Old York Road near Borough Line	RS-1	RS-2
3 lots on the south side of Gold Course Road	RS-3	MU-1