

ORDINANCE NO. 2021-A

AN ORDINANCE AMENDING THE CONEWAGO TOWNSHIP ZONING ORDINANCE OF 2009 BY REMOVING THE MAXIMUM FLOOR AREA RATIO FROM SECTION 155-22 E. OF THE CODE OF THE TOWNSHIP OF CONEWAGO, ADAMS COUNTY, PENNSYLVANIA

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Conewago Township, Adams County, Pennsylvania, and **IT IS HEREBY ENACTED AND ORDAINED**, as follows:

WHEREAS, the Board of Supervisors adopted the Conewago Township Zoning Ordinance of 2009 on January 5, 2010 by Ordinance 2010-E which was codified in the Code of the Township of Conewago ("Code") in Chapter 155 thereof; and

WHEREAS, Section 155-22 E. of the Code provides the following requirements for Maximum Floor Area Ratio, Minimum Lot Area, Minimum Lot Width, and Maximum Lot Coverage for uses in the Industrial Zone (I):

155-22 E.

Floor area ratio, lot area, lot width, and lot coverage requirements. See the following table:

| Required Public Utilities | Maximum Floor Area Ratio | Minimum Lot Area (sq ft) | Minimum Lot Width (feet) | Maximum Lot Coverage (percent) |
|------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| Both public sewer and public water | 25% | 20,000 | 100 | 65% * |

NOTES:

* The maximum permitted lot coverage can be increased to a maximum of 75% through compliance with the architectural design standards as contained in §155-22S of this Chapter.

WHEREAS, the Maximum Floor Area Ratio requirement in Section 155-22 E. has proved unworkable and impractical, being subject to a number of variance requests which have been properly and justly granted by the Zoning Hearing Board; and

WHEREAS, the Board of Supervisors wish to amend Section 155-22 E. by removing the Maximum Floor Area Ratio requirement.

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Conewago Township, Adams County, Pennsylvania, and **IT IS HEREBY ENACTED AND ORDAINED**, as follows:

SECTION I

That section of the Conewago Township Zoning Ordinance of 2009, as codified in Section 155-22 E. of the Code, is hereby amended to remove the Maximum Floor Area Ratio and is restated as follows:

155-22 E.

Lot area, lot width, and lot coverage requirements. See the following table:

| Required Public Utilities | Minimum Lot Area (sq ft) | Minimum Lot Width (feet) | Maximum Lot Coverage (percent) |
|------------------------------------|--------------------------|--------------------------|--------------------------------|
| Both public sewer and public water | 20,000 | 100 | 65% * |

NOTES:

* The maximum permitted lot coverage can be increased to a maximum of 75% through compliance with the architectural design standards as contained in §155-225 of this Chapter.

SECTION II

The revision, modification, and amendment herein provided shall not be construed to in any manner conflict or abrogate the provisions of the Conewago Township Zoning Ordinance of 2009, and as codified, other than as herein provided.

SECTION III

All Ordinances or portions of Ordinances inconsistent herewith are hereby repealed. Nothing in this legislation hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION IV

The provisions of this Ordinance are severable. If any sentence, clause, or section of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, or sections of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of Conewago Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, or section not been included herein.

SECTION V

This Ordinance shall be codified in the Code of the Township of Conewago, Adams County, Pennsylvania, and shall amend such codification as necessary to codify this Ordinance, including the amendment of Chapter 155, Zoning.

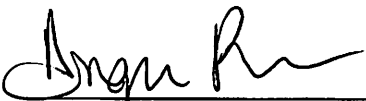
SECTION VI

This Ordinance shall be effective five (5) days from the date of its adoption.

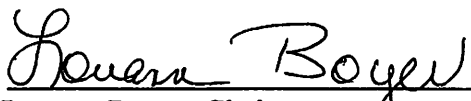
ENACTED AND ORDAINED the 17th day of May, 2021.

ATTEST:

**CONEWAGO TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**



Secretary

By: 

Louann Boyer, Chairman