

# ZONING

## *155 Attachment 1*

### Conewago Township

#### Area and Design Requirements: (A) Zone

Use	Minimum Required Lot Area	Maximum Permitted Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height <sup>5</sup> (feet)
			At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Agriculture and horticulture <sup>3</sup>	10 acres <sup>6</sup>	N/A	200	N/A	50 <sup>1</sup>	50 <sup>1</sup>	100 <sup>1</sup>	50 <sup>1</sup>	10%	150, provided each structure is set back a distance at least equal to its height from each property line
Forestry uses	1 acre	N/A	200	N/A	50 <sup>1</sup>	50 <sup>1</sup>	100 <sup>1</sup>	50 <sup>1</sup>	10%	35
Uses of Township agencies and authorities <sup>3</sup>	None	None	None	None	5	5	10	5	100%	Unlimited
Single-family detached dwellings without public sewer <sup>3,4</sup>	1 acre <sup>3</sup>	2 acres <sup>2</sup>	150	120	50	15	30	35	20%	35
Single-family detached dwellings with public sewer <sup>4</sup>	20,000 square feet	1 acre	100	85	35	15	30	30	35%	35
Other principal uses <sup>3</sup>	1 acre <sup>3</sup>	N/A	150	120	50	50	100	50	20%	35
Residential accessory structures	Included in above	Included in above	N/A	N/A	Not permitted in front yard	5	10	5	Included in above	20

**NOTES:**

<sup>1</sup> Special setback requirements – Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage or spent mushroom compost or structures for the cultivation of mushrooms shall be permitted within 300 feet of any adjoining property. 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 requirement to less than 100 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.

## CONEWAGO CODE

- <sup>2</sup> The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the dwelling lot (1) does not consist of more than 50% Class I, II and/or III soils, as identified in the soil survey, or (2) is generally unsuitable for agricultural purposes; or, 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.
- <sup>3</sup> All uses relying upon on-lot sewers shall comply with § 155-38 of this chapter.
- <sup>4</sup> Single-family detached dwellings may be located upon flag lots, subject to the requirements of § 155-84 of this chapter.
- <sup>5</sup> Section 155-32 lists height limit exceptions, and all structures higher than 35 feet must demonstrate compliance with § 155-24, Airport Safety Zone, of this chapter.
- <sup>6</sup> The minimum lot size for agricultural and horticultural uses may be reduced by special exception use, subject to the requirements of § 155-174C of this chapter, provided that the Zoning Hearing Board determines that the proposed use is in accordance with the Pennsylvania Right-to Farm Law.<sup>1</sup>

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<sup>1</sup> Editor's Note: See 3 P.S. § 951 et seq.