

**HOPEWELL TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 4-2010

**AN ORDINANCE AMENDING CERTAIN LOT SIZES AND
SETBACKS, AND TO REGULATE THE KEEPING OF HORSES,
IN THE TOWNSHIP ZONING ORDINANCE**

WHEREAS, Hopewell Township (Township) is a political subdivision, being a second class township; and,

WHEREAS, the Township is governed in land use by the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq (MPC); and,

WHEREAS, pursuant to the MPC, the Township has adopted the Hopewell Township, York County, Pennsylvania Zoning Ordinance (Zoning Ordinance); and

WHEREAS, the Township desires to amend certain lot sizes and widths, front setbacks, and impose certain rules for the keeping of horses in its Zoning Ordinance:

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Section 202.4 a) of the Zoning Ordinance is amended by deleting in the chart in the column titled "Public Water and Public Sewer" the terms "8,000 sq. ft." and "70ft." and replacing them with the terms "9,000 sq. ft." and "80 ft.", respectively.

SECTION 2: Section 202.4 b) 2 of the Zoning Ordinance is amended by deleting its text in its entirety and replacing it with the following:

"2. Where both off-lot water service and public or community sewer service are not provided:

- i) Lots for single family detached and semi-detached dwellings shall have a minimum lot area of 40,000 square feet, and a minimum lot width of 100 feet.
- ii) Lots for dwellings other than single family detached dwellings and single family semi-detached dwellings without both off-lot water service and public or community sewer service are not permitted."

SECTION 3: Section 202.4 b) 3. i) of the Zoning Ordinance is amended by deleting its text in its entirety and replacing it with the following:

- i) Dimension requirements – The minimum lot area, width and setbacks shall be as shown on the following schedule:

Dwelling Unit Type	Lot Area	Lot Width	Front Yard	Side Yards	Rear Yard
	Sq. Feet Per Dwelling Unit	Feet Per Dwelling Unit			
Single family detached	9,000	80	35		15
Single family semi-detached	4,500	45	35***	*	15
Single family attached	2,200	22	35***	*	15
Multi-family	2,200	**	35***	**	15

* To maximize the flexibility in lot layout and design, side setbacks shall be calculated based on maintaining a minimum between structures of twenty (20) feet. The twenty (20) feet may be shown in whole or in part on one (1) lot but must be clearly delineated on the subdivision and land development plan.

** The lot containing one (1) or more multi-family dwellings must have a lot width of at least two hundred (200) feet. In those instances where more than one (1) multi-family dwelling is located on a lot, parallel buildings shall have at least forty (40) feet between faces of the buildings. 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.

*** The front yard may be reduced to 25 feet on lots fronting on all interior streets, whether public or private, in a residential subdivision or development, including any interior street which provides an entrance or exit to the subdivision or development. For purposes of this subsection 202.4 b) 3, “interiors streets” shall be defined as all streets constructed within the development that are intended to serve as access to the dwelling units and all supporting community structures, regardless of whether the street is also a through street or is entirely contained within the subdivision or development.”

SECTION 4: Part III of the Zoning Ordinance is amended by adding a new Section 366 as follows:

“SECTION 366. KEEPING OF HORSES

The keeping of horses shall be permitted in all zones, subject to the following regulations:

- a) The minimum lot size for one (1) horse shall be five (5) acres.
- b) An additional one (1) acre is required for each additional horse.
- c) All horses shall be confined in an area which is enclosed by building walls and/or fencing sufficient to prevent escape.”

SECTION 5: This ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED this 2nd day of September, 2010.

ATTEST:

HOPEWELL TOWNSHIP
BOARD OF SUPERVISORS



Patricia R. Schaub, Secretary

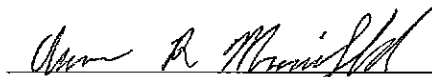


David T. Wisnom, Chairman



Peryl McDonald, Supervisor

(SEAL)



Aaron R. Manifold, Supervisor