

**CONEWAGO TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 345**

**AN ORDINANCE AMENDING THE CONEWAGO TOWNSHIP ZONING ORDINANCE,  
ORDINANCE NO. 322, AS AMENDED TO AMEND THE DEFINITION OF LOT,  
REMOVING THE PUBLIC ROAD FRONTAGE REQUIREMENT FROM EACH ZONE,  
AND ESTABLISHING LOT FRONTAGE REQUIREMENTS**

**BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Conewago  
Township, York County, Pennsylvania as follows:

**SECTION 1. Amend Definition of Lot.** Section 201 is hereby revised to delete the definition of "Lot" and to substitute therefore the following to be inserted to the list of specific words and phrases with proper location and alphabetical order:

**Lot** - a designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be used, developed, or built upon as a unit.

**SECTION 2. Removal of Public Road Frontage Requirement.** Sections 303 Low Density Residential (R-1), 304 Medium Density Residential (R-2), 305 Village Zone (V), 306 Commercial Zone (C), 307 Industrial Zone (I), 308 Agricultural Zone (A), and 309 Conservation Zone (Cv) shall be amended to delete the following language in its entirety:

***j. Each lot shall have access to and abut a public highway.***

**SECTION 3. Establishment of Lot Frontage.** The Zoning Ordinance shall be amended to add Section 418 and shall read as follows:

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**Section 418 Lot Frontage**

- a. **All new lots and existing lots for which a change is proposed requiring township approval must adjoin on a dedicated public street by the full required frontage as defined in this Ordinance (minimum lot width measured at the street right-of-way line).**
- b. **The following exceptions are available to subsection (a) of this section:**
  1. **Lots without any buildings which will be used only for the following uses: agriculture, forestry, or nature park:**
  2. **Lots involving any other use, can only be relieved from the requirement of road frontage if the applicant is granted a special exception for an access drive to the lot, and can demonstrate to the zoning hearing board the following:**

a. An acceptable plat plan for a right-of-way of a minimum of fifty (50) feet width, with a minimum of a twelve (12) foot wide passable access drive;

b. That the right-of-way will be evidenced by a written and recorded right-of-way document and maintenance document, acceptable to the township solicitor; and

c. That the conditions of the property and access drive will provide safe access to the lot and not endanger the health, safety and welfare of the Township, given the necessity for emergency vehicular access to lots used for buildings or public uses.

**SECTION 3. Repealer.** The passage of this Ordinance amending in part the Conewago Township Zoning Ordinance, Ordinance No. 322, as amended, shall in no way be deemed to invalidate or repeal any provisions of said Ordinance, except as specifically provided for herein.

**SECTION 4. Severability.** Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 5. Effective Date.** This Ordinance shall be effective five (5) days after adoption.

ORDAINED AND ENACTED this 3 day of June 2014.

Garrate R. Wickide

Chairperson

/s/ Brian Klinger (BK)

Vice Chairperson

/s/ Daryl Hull (DH)

Member

ATTEST: Lou Ann Boster  
Secretary