

ZONING ORDINANCE

of

**HAMILTONBAN TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

DRAFT

Adopted: << Date >>

**ZONING ORDINANCE
HAMILTONBAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS

ARTICLE I: GENERAL PROVISIONS

Section 100: Short Title	1
Section 101: Authority	1
Section 102: Purposes	1

ARTICLE II: DEFINITIONS

Section 200: Interpretation	3
Section 201: Definitions	3

ARTICLE III: DESIGNATION OF DISTRICTS

Section 300: Purpose	17
Section 301: Zoning Map	17
Section 302: District Boundaries	17
Section 303: Principal Uses	17

ARTICLE IV: OPEN SPACE (OS) DISTRICT

Section 400: Statement of Legislative Intent	19
Section 401: Use Regulations	19
Section 402: Dimensional Requirements	20

ARTICLE V: LAND CONSERVATION (LC) DISTRICT

Section 500: Statement of Legislative Intent	22
Section 501: Use Regulations	22
Section 502: Open Land Uses and Standards	24
Section 503: Dimensional Requirements	25

ARTICLE VI: RURAL RESIDENTIAL (RR) DISTRICT

Section 600: Statement of Legislative Intent	27
Section 601: Use Regulations	27
Section 602: Dimensional Requirements	28

ARTICLE VII: AGRICULTURAL PRESERVATION (AP) DISTRICT

Section 700: Statement of Legislative Intent	30
--	----

Section 701: Use Regulations	30
Section 702: General District Requirements	32
Section 703: Dimensional Requirements	34

ARTICLE VIII: SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT

Section 800: Statement of Legislative Intent	36
Section 801: Use Regulations	36
Section 802: Dimensional Requirements	37

ARTICLE IX: VILLAGE MIXED-USE (VM) DISTRICT

Section 900: Statement of Legislative Intent	39
Section 901: Use Regulations	39
Section 902: Site Development Standards	41
Section 903: Dimensional Requirements	44

ARTICLE X: VILLAGE (V) DISTRICT

Section 1000: Statement of Legislative Intent	47
Section 1001: Use Regulations	47
Section 1002: Site Development Standards	48
Section 1003: Dimensional Requirements	49

ARTICLE XI: MIXED-USE (MC) CORRIDOR

Section 1100: Statement of Legislative Intent	51
Section 1101: Use Regulations	51
Section 1102: General Development Standards	52
Section 1103: Dimensional Requirements	53

ARTICLE XII: COMMERCIAL (C) DISTRICT

Section 1200: Statement of Legislative Intent	55
Section 1201: Use Regulations	55
Section 1202: General Development Standards	57
Section 1203: Dimensional Requirements	59

ARTICLE XIII: INDUSTRIAL (I) DISTRICT

Section 1300: Statement of Legislative Intent	60
Section 1301: Use Regulations	60
Section 1302: General Development Standards	61
Section 1303: Dimensional Requirements	63

ARTICLE XIV: FLOODPLAIN OVERLAY (FO) DISTRICT

Section 1400: Statement of Legislative Intent	64
Section 1401: Regulations	64

ARTICLE XV: AIRPORT OVERLAY (AO) DISTRICT

Section 1500: Purpose	65
Section 1501: Regulated Area	65
Section 1502: Airport Surface Zones	65
Section 1503: Permitted Uses	65
Section 1504: Use Restrictions	66
Section 1505: Nonconforming Uses	66
Section 1506: Airport Overlay Disclosures	67

ARTICLE XVI: CONSERVATION BY DESIGN

Section 1600: Applicability	68
Section 1601: Development Options	68
Section 1602: Development Standards	69
Section 1603: Residential Design Standards	71
Section 1604: Greenway Use and Design Standards	71
Section 1605: Greenway Protection Standards	73
Section 1606: Greenway Ownership Standards	73
Section 1607: Greenway Maintenance Standards	74

ARTICLE XVII: GENERAL REQUIREMENTS

Section 1700: Statement of Legislative Intent	75
Section 1701: Corner Lots	75
Section 1702: Double Frontage Lots	75
Section 1703: Clear Sight Triangle	75
Section 1704: Accessory Buildings	75
Section 1705: Fences	76
Section 1706: Swimming Pools	76
Section 1707: Solar Panels	77
Section 1708: Wind Turbines	78
Section 1709: Outdoor Wood-Fired Boilers	79
Section 1710: On Roof Equipment	80
Section 1711: Height Regulations Exemptions	80
Section 1712: Projections into Setbacks	80
Section 1713: Riparian Buffers	80
Section 1714: Steep Slopes	83

ARTICLE XVIII: GENERAL USE REQUIREMENTS

Section 1800: Statement of Legislative Intent	86
Section 1801: Requirements for Specific Uses	86

ARTICLE XIX: PARKING AND LOADING REGULATIONS

Section 1900: Required Parking Spaces	121
Section 1901: Parking Design Standards	124
Section 1902: Required Off-Street Loading / Unloading Spaces	128
Section 1903: Loading / Unloading Design Standards	128

ARTICLE XX: SIGN REGULATIONS

Section 2000: Statement of Legislative Intent	130
Section 2001: General Regulations	130
Section 2002: Signs Exempt from Permitting	131
Section 2003: Prohibited Signs	132
Section 2004: Signs Permitted in All Districts	132
Section 2005: Signs Permitted in the OS, LC, RR, AP, and SFR Districts	134
Section 2006: Signs Permitted in the MC and C Districts	135
Section 2007: Signs Permitted in the I District	137
Section 2008: Electronic Message Center Standards	138

ARTICLE XXI: NON-CONFORMING USES

Section 2100: General	140
Section 2101: Alterations and Reconstruction	140
Section 2102: Extension, Expansion, and Enlargement of Non-Conforming Uses	140
Section 2103: Extension, Expansion, and Enlargement of Non-Conforming Structures	141
Section 2104: Change of Use	141
Section 2105: Abandonment and Discontinuance	141
Section 2106: Non-Conforming Lots	142
Section 2107: Non-Conforming Signs	142

ARTICLE XXII: ENFORCEMENT AND ADMINISTRATION

Section 2200: Statement of Legislative Intent	143
Section 2201: Appointment of a Zoning Hearing Board	143
Section 2202: Membership of the Zoning Hearing Board	143
Section 2203: Organization of the Zoning Hearing Board	143
Section 2204: Zoning Hearing Board Expenditures for Services	144
Section 2205: Hearings	144
Section 2206: Jurisdiction of the Zoning Hearing Board	146
Section 2207: Variances	147
Section 2208: Special Exceptions	148
Section 2209: Parties Appellant Before the Zoning Hearing Board	149
Section 2210: Time Limitations	149

Section 2211: Zoning Officer	150
Section 2212: Permits	150
Section 2213: Fees	152
Section 2214: Preventative Remedies	153
Section 2215: Enforcement Remedies	153
Section 2216: Enforcement Notice	154

ARTICLE XXIII: INTERPRETATION

Section 2300: Conflict with Other Laws	156
--	-----

ARTICLE XXIV: ADOPTION

Section 2400: Adoption	157
------------------------	-----

DRAFT