PEQUEA TOWNSHIP COMPREHENSIVE PLAN AMENDMENT

Pequea Township, Lancaster County, PA

Pequea Township, 1028 Millwood Road, Willow Street, PA 17584

RETTEW Project No. 015942004

ADOPTED - MARCH 19, 2014

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TOWNSHIP OF PEQUEA

Lancaster County, Pennsylvania

RESOLUTION NO. 399-2014

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PEQUEA, LANCASTER COUNTY, PENNSYLVANIA, TO ADOPT AN ADDENDUM TO THE COMPREHENSIVE PLAN FOR PEQUEA TOWNSHIP

WHEREAS, by Resolution dated March 16, 2005, the Board of Supervisors of the Township of Pequea (the "Board of Supervisors") adopted a Comprehensive Plan for the Township, commonly referred to as the “2005 Comprehensive Plan”; and

WHEREAS, the Board of Supervisors has determined that the 2005 Comprehensive Plan should be updated to acknowledge changes in development patterns and past and future changes in land uses in the Township, in the Village of New Danville; and

WHEREAS, the Board of Supervisors have determined that the 2005 Comprehensive Plan should be revised to acknowledge changes in past and present development patterns and past and future land uses in other specific areas of the Township by expanding the limits of certain non-agricultural land use categories; and

WHEREAS, the Board of Supervisors further determined that changes to the 2005 Comprehensive Plan should be made to address past and present changes in development patterns and land uses in and around the Urban Growth Boundary in the eastern portion of the Township and to expand the limits of the Urban Growth Boundary; and

WHEREAS, the Board of Supervisors had determined that there is a need for further consistency between the Growth Management Element of the Lancaster County Comprehensive Plan (2006) and the Land Use component of the 2005 Township Comprehensive Plan; and,

WHEREAS, the Board of Supervisors has identified a need to provide consistency between the Land Use Plan of the 2005 Comprehensive Plan and future amendments to the Township Zoning Ordinance; and

WHEREAS, Rettew Associates, Inc. acted as a consultant for the Township to assist with the changes to the 2005 Comprehensive Plan to address the areas as identified requiring revision; and

WHEREAS, the Township Planning Commission reviewed the proposed Addendum to the 2005 Plan adopted a motion recommending adoption of the Addendum on November 27, 2013 forwarded the same to the Board of Supervisors; and

WHEREAS, in accordance with the requirements of Section 302 of the MPC, the

Addendum to the 2005 Comprehensive Plan was forwarded to the Lancaster County Planning Commission, the Penn Manor School District, and contiguous municipalities for their review and comment; and

WHEREAS, the Lancaster County Planning Commission reviewed the proposed Addendum and at its meeting on December 23, 2013, recommended approval and suggested revisions, which were forwarded to the Board of Commissioners on December 24, 2013; and

WHEREAS, the Board of Supervisors made the revisions as suggested by the Lancaster County Planning Commission and thereafter held a public hearing on the proposed Addendum to the 2005 Comprehensive Plan, pursuant to public notice, on March 19, 2014, as required by the MPC; and

WHEREAS, the Board of Supervisors desires to adopt the Addendum, which together with the 2005 Comprehensive Plan, comprises the Comprehensive Plan for the Township in accordance with the provisions and requirements of the MPC.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Board of Supervisors of the Township of Pequea, Lancaster County, Pennsylvania, as follows:

Section 1. The Board of Supervisors adopts the Addendum to the Comprehensive Plan entitled "Pequea Township Comprehensive Plan 2005 ", hereinafter referred to as the "Addendum", prepared by Rettew Associates, Inc., in the form and content presented at this public hearing and meeting, together with all revisions thereto made at the public hearing if any, as part of the 2005 Comprehensive Plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Addendum as adopted by the Board of Supervisors includes the following Sections: 1. Introduction; 2. The Village (of New Danville); 3.R-1 Residential District; 4. Additional Land use and Growth Boundary alterations; and, Implementation. The text of the Addendum, together with Tables, is attached to this Resolution.

Section 3. The 2005 Comprehensive Plan for Pequea Township shall be amended to include the Addendum attached hereto.

Section 4. The Township Secretary shall record the action of the Board of Supervisors approving the Addendum and directing that it be incorporated into the adopted 2005 Comprehensive Plan as required by Section 302(c) of the MPC.

Section 5. Nothing in this Resolution shall be construed to affect any rights acquired or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 6. This Resolution shall take effect and be in force immediately.

DULY ADOPTED this __19_ day of _March_, 2014, by the Board of Supervisors of the Township of Pequea, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF PEQUEA
Lancaster County, Pennsylvania

Attest: _Jill Kennedy_____ By: _Harry D. Lehman_____

Secretary Chairman, Board of Supervisors

(TOWNSHIP SEAL)

CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Township of Pequea, Lancaster County, Pennsylvania: ("Township") certify as follows: the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of the members of the Board of Supervisors of the Township at a meeting of said Board of Supervisors duly convened and held according to law on March 19, 2014 , at which meeting a quorum was present; that such Resolution has been duly recorded in the minutes of the Board of Supervisors of the Township; and that said Resolution is in full force and effect, without amendment, alteration or repeal, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Pequea met the advance notice and public comment requirements of the Sunshine Act, 65 Pa. C. S. § 701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to adopting such Resolution.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Pequea this 20th day of, March 2014.

Attest: Jill Kennedy

Secretary

(TOWNSHIP SEAL)

Pequea Township Comprehensive Plan Amendment

Table of Contents

Section #	Heading	Page #
1	**Introduction**	**1**
2	**The Village (of New Danville)**	**2**
2.1	Current Setting	2
2.2	The Proposed Village (of New Danville)	3
2.3	Suggested Area, Bulk, and Height Standards for the Village (of New Danville)	7
2.4	Suggested Additional Standards for the Village (of New Danville)	9
3	**R-1 Residential District**	**14**
3.1	Current Purpose Statement	14
3.2	Consistency with Current Development Patterns	14
3.3	Suggested Purpose Statement	14
3.4	Suggested Permitted Uses	14
3.5	Suggested Development Regulations	15
4	**Additional Land Use and Growth Boundary Alterations**	**15**
4.1	Suggested Future Land Use	15
4.2	Suggested Urban Growth Area	23
4.3	Population and Housing Projections and Needs	23
5	**Implementation**	**23**

Report Tables

Table 2-2.2	Suggested Permitted Uses for the Village (of New Danville)	5
Table 2-3.1	Suggested Area, Bulk, and Height Standards for the Village (of New Danville)	7
Table 2-4.1	Suggested Sign Standards for the Village (of New Danville)	9
Table 2-4.2.6	Example of Flat Parking Reduction Standard for the Village (of New Danville)	12
Table 3-5.1	Suggested Area, Bulk, and Height Standards for the R-1 Low Density Residential District	15
Table 4-1	Suggested Future Land Use Classifications & Purposes/Intent Statements	17
Table 4-2	Suggested Future Land Use Classifications Acreages and Percentages	22

Maps

Map 1	Future Land Use Map – March 19, 2014

1. INTRODUCTION

This document shall serve as an addendum ("Addendum") to the Pequea Township, Lancaster County, PA Comprehensive Plan (the "2005 Comprehensive Plan") adopted by the Pequea Township Board of Supervisors on March 16, 2005. This Addendum involves revisions to the Land Use Plan element including revisions to the future land use map. The purpose of the Addendum is to:

- Acknowledge the past and present development patterns of the Village (of New Danville) as well as the past, present, and future land uses within the Village as a unique and distinct developed area within Pequea Township worthy of creating a new, specific land use classification;
- Acknowledge the past and present development patterns of other specific areas of the township, as well as the past, present, and future land uses within those specific areas of the township, by expanding the limits of certain non-agricutural land use categories (residential or non-residential);
- Acknowledge the past and present development patterns of the areas in and around the Urban Growth Boundary in the eastern portion of the township, as well as the past, present, and future land uses within those areas in and around the Urban Growth Boundary in the eastern portion of the township, by expanding the limits of the Urban Growth Boundary in those areas;
- Provide further consistency between *Balance: The Growth Management Element* of *The Lancaster County Comprehensive Plan* (*April 2006*) and the Land Use Plan component of the Township's 2005 Comprehensive Plan;
- Provide for more consistency between the Land Use Plan of the most current Pequea Township Comprehensive Plan and any future amendments to the Pequea Township Zoning Ordinance.

Together with the 2005 Comprehensive Plan document, this Addendum comprises the most current Pequea Township Comprehensive Plan. Established goals and objectives set forth in the 2005 Comprehensive Plan are supported, complemented, and in specific instances provided with more detail where appropriate through this Addendum. Whenever there is a conflict or inconsistency between the information contained in this Addendum and the 2005 Comprehensive Plan document, the Addendum document shall take precedence and shall be deemed to amend the applicable content of the 2005 Comprehensive Plan document.

2. THE VILLAGE (OF NEW DANVILLE)

2.1 CURRENT SETTING

2.1.1 Location

The Village of New Danville is located in and around the historic, unincorporated village of New Danville, centered around the intersection of Millersville Road (SR 0741) / Marticville Road (SR 0324) and New Danville Pike (SR 0324/SR 3022).

2.1.2 Existing Land Use

The existing land uses in the Village are varied, with the majority of the uses designated residential. While a few of the residential properties have accessory home occupations, the non-residential uses in the Village include small office, retail, restaurant, and storage establishments. There is also a cemetery located within the Village; and there is a convenience store with fuel pumps located at the south side of the intersection of Millersville Road (SR 0741) / Marticville Road (SR 0324) and New Danville Pike (SR 0324/SR 3022).

2.1.3 Existing Housing

There are approximately sixty (60) dwelling units in the Village. The existing housing is varied, with the majority of the dwellings designated as single-family detached. There are currently only a few properties containing multiple dwelling types (two-family, semi-detached, or multi-family).

2.1.4 Existing Transportation Facilities

The existing transportation network includes mostly state roadways. Millersville Road (SR 0741) is listed as a rural minor arterial roadway, while both New Danville Pike (SR 0324/SR 3022) and Marticville Road (SR 0324) are identified as rural major collector roadways.

There are no formally recognized sidewalks or pedestrian pathways within the Village.

2.1.5 Existing Water and Sewer Services

The Village is currently served by private on-lot water wells and private on-lot sewage disposal systems.

2.1.6 Existing Zoning Designation

The existing zoning (08/2013) designation is listed as R-1 Residential District. The purpose of the existing R-1 Residential District includes:

> "To provide low density housing in areas determined appropriate due to existing and adjacent land use and to provide extension of residential areas into the most

appropriate sections in relation to the feasibility of the expansion of public water and sewer and to exclude uses not compatible with such development."

2.2 THE PROPOSED VILLAGE (OF NEW DANVILLE)

The "Rural Strategy" portion of *Balance: The Growth Management Element* of most recent version of *The Lancaster County Comprehensive Plan* identifies several areas with similar characteristics as the Village of New Danville, and located throughout the County, as potential Crossroads Communities. The following excerpt from The "Rural Strategy" portion of *Balance: The Growth Management Element* of most recent version of *The Lancaster County Comprehensive Plan* indicates:

> Crossroads Communities
>
> Particularly important to the way-of-life and sense of place of rural Lancaster County due to their historic character and cultural traditions, Crossroads Communities . . . are compact gatherings of generally 20 to 50 dwellings with a distinct identity in a rural area, typically located where two or more roads intersect. A Crossroads Community often has a central gathering place, and may have a few supporting commercial, institutional, or public uses. Where appropriate these communities may accommodate a limited amount of new development. Only development that is compatible with the traditional character and small scale of these communities, and which is feasible to support with rural infrastructure, should be permitted in Crossroads Communities. Crossroads Communities are not expected to have public water and sewer.

2.2.1 Suggested Purpose Statement for the Village (of New Danville)

The primary purpose of the Village classification is to strengthen the unique sense of place of the traditional Village (of New Danville), which is important component to the Township's history and heritage; and to recognize and promote the continuation of the Village's distinct identity as a traditional, compact, rural-mixed use development pattern and uses centered around the intersection Millersville Road (SR 0741) / Marticville Road (SR 0324) and New Danville Pike (SR 0324/SR 3022). Lands within the Village have traditionally been developed as a compatible mixture of lower density residential uses along with a limited amount of supporting, small-scale commercial, institutional, and

public uses. The Village is intended to accommodate only a very limited amount of new development, primarily via reuse of existing residential buildings and properties for a compatible mixture of residential and non-residential uses. Additionally, it is intended to exclude such uses and development that are not compatible with existing development pattern and uses. Since the Village is not designated as a "growth area" it is not likely to be served by public sewer service or public water service within the foreseeable future; therefore larger lot sizes are indicated.

2.2.2 Suggested Uses Permitted in the Village (of New Danville)

Due to the smaller lots sizes, narrower setbacks, limited building sizes, and lower intensity non-residential uses, and based upon other standards within the R-1 and R-2 Residential Districts, and the Commercial District as listed in the current Pequea Township Zoning Ordinance (08/2013), the following uses are suggested to be permitted within the Village (see Table 2-2.2):

TABLE 2-2.2

SUGGESTED PERMITTED USES FOR THE VILLAGE (OF NEW DANVILLE)[1]

USE GROUPS	AGRICULTURE / FORESTRY	RESIDENTIAL	BUSINESS	PUBLIC / INSTITUTIONAL	ACCESSORY	MISCELLANEOUS
PERMITTED USES	Agriculture, horticulture, forestry and animal husbandry (except agribusiness or intense agricultural production)	Single Family Detached Dwellings	Retail stores, shops, convenience stores and business offices	Schools	Bed and Breakfasts	Conservation Areas
	Nurseries and Greenhouses	Single-Family Semi-Detached Dwellings (when connected to public water and public sewer)	Professional, business, and personal service establishments	Places of Worship	Home Occupations	Communications antennas mounted on or in a public utility transmission tower, building or other structure existing as of December 10, 2001 and accessory communications equipment buildings
		Single-Family Semi-Detached Dwellings (existing as the effective date of any "Village" amendment)	Consumer product repair services of products permitted to be produced or sold within the Village	Fire and ambulance houses, municipal buildings and uses and similar public buildings	No-Impact Home-Based Businesses	
		Two-Family Dwellings (existing as the effective date of any "Village" amendment)	Specialty shops for custom work and articles normally to be sold at retail on the premises such as baking, confectionery, dressmaking, and printing	Public Utility Services	Family Day Care Facilities	

USE GROUPS	AGRICULTURE / FORESTRY	RESIDENTIAL	BUSINESS	PUBLIC / INSTITUTIONAL	ACCESSORY	MISCELLANEOUS
		Multiple-Family Dwellings (apartments) (existing as the effective date of any "Village" amendment)	Restaurants	Bus Shelters	Accessory buildings and uses clearly incidental to the principal use of the above permitted uses when located on the same lot	
				Rest Areas	Permanent structure for the retail sale of farm products	
				Clubhouses for Private Clubs	Temporary portable structures for the retail sale of agricultural products	
				Day care (commercial)		
				Cemeteries (existing as the effective date of any "Village" amendment)		

NOTES:

1 May include, but is not limited to, other similar type uses.

2.2.3 Suggested Uses Not Permitted in the Village (of New Danville)

Due to the smaller lots sizes, narrower setbacks, limited building sizes, and lower intensity non-residential uses, and based upon other standards within the R-1 and R-2 Residential Districts as listed in the current Pequea Township Zoning Ordinance (08/2013), the following motor vehicle-oriented uses and establishments are suggested to not be permitted within the Village:

- Motor vehicle drive-thru or drive-in;
- Motor vehicle fueling;
- Motor vehicle repair;
- Motor vehicle service;
- Motor vehicle rental; or
- Motor vehicle sales.

2.3. SUGGESTED AREA, BULK, AND HEIGHT STANDARDS FOR THE VILLAGE (OF NEW DANVILLE)

2.3.1 Area, Bulk, and Height Standards.

Due to the smaller lots sizes, narrower setbacks, limited building sizes, and lower intensity non-residential uses, and based upon other standards within the R-1 and R-2 Residential Districts, and the Commercial District as listed in the current Pequea Township Zoning Ordinance (08/2013), the following area, bulk and height standards are suggested within the Village.

Use or Reuse of Existing Buildings on Existing Lots of Record as of the Effective Date of the Village Amendment (See Table 2-3.1):

TABLE 2-3.1

SUGGESTED AREA, BULK, AND HEIGHT STANDARDS FOR THE VILLAGE (OF NEW DANVILLE)

AREA, BULK, AND HEIGHT STANDARDS	SUGGESTED USE OR REUSE OF EXISTING BUILDINGS ON EXISTING LOTS OF RECORD AS OF THE EFFECTIVE DATE OF THE VILLAGE AMENDMENT
Public Water and Public Sewer	Not required.
Minimum Lot Area	Existing, but shall not further reduce.
Minimum Lot Width	Existing, but shall not further reduce.
Minimum Lot Depth	Existing but shall not further reduce.
Minimum Front Yard	

AREA, BULK, AND HEIGHT STANDARDS	SUGGESTED USE OR REUSE OF EXISTING BUILDINGS ON EXISTING LOTS OF RECORD AS OF THE EFFECTIVE DATE OF THE VILLAGE AMENDMENT
	Existing, except where at least 2 adjacent buildings within 100 feet of a lot on the same side of the street are set back a lesser distance than required, the average of the lesser distances shall become the required minimum yard for the property.
Minimum Side Yard	Existing, except there shall be a minimum side yard of 5 ft. - 10 ft. for each detached side; and 0 ft. for each attached side.
Minimum Rear Yard	Existing, except there shall be a minimum rear yard of 15 ft. – 25 ft.
Maximum Impervious / Lot Coverage	Existing, except there shall be a maximum lot coverage of 40% - 70%.
Maximum Building Height	35 ft. or 3 stories, whichever is less.
Additional Building Considerations	Conversion of an Existing Residential Dwelling to a Permitted Non-Residential Use. Existing residential buildings as of the effective date of the village amendment used as part of non-residential conversions shall maintain an exterior appearance that resembles and is compatible with most of the existing dwellings in the neighborhood. No modifications to the external appearances of the existing dwellings (except fire and safety requirements) which would alter its residential character shall be permitted.

NOTES:

sq. ft. Square feet.

ft. Feet.

Other Permitted Uses.

Except at provided in Table 2-3.1 above, where any new development within the Village is proposed which will not be immediately connected to a public sanitary sewer system and public water system, the area, bulk, and height of the proposed development should meet appropriate standards for lots not served by public utilities. Such standards may include but not be limited to: increased lot areas, widths, and setbacks, along with reduced coverages. The differing standards are intended to reasonably accommodate the required areas and isolation distances for on-lot sewage disposal systems and on-lot water wells, while continuing to provide ample usable space on the lots.

2.3.2 Additional Area, Bulk, and Height Standards

Residential Buildings.

There should be no maximum size.

Non-Residential Buildings.

Maximum square feet of gross floor area* of a building permitted for non-residential uses shall not exceed 7,500 sq. ft.

*GROSS FLOOR AREA: Equivalent definition in the IBC as referenced in the PA UCC. (The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.)

2.4 SUGGESTED ADDITIONAL STANDARDS FOR THE VILLAGE (OF NEW DANVILLE)

Due to the smaller lots sizes, narrower setbacks, limited building sizes, and lower intensity non-residential uses, and based upon other standards within the R-1 and R-2 Residential Districts, and the Commercial District as listed in the current Pequea Township Zoning Ordinance (08/2013), the following sign, design and layout, and parking standards are suggested within the Village.

2.4.1 Sign Regulations

See Table 2-4.1 below for suggested sign standards:

TABLE 2-4.1

SUGGESTED SIGN STANDARDS FOR THE VILLAGE (OF NEW DANVILLE)

SIGN STANDARDS	BUILDING FAÇADE SIGNS	FREESTANDING SIGNS
Maximum Number	1 per building façade per street frontage, but not more than 2 per lot	1 per lot per street frontage, but not more than 2 per lot
Maximum Sign Area (per face) with a Maximum of 2 Sign Faces	12 sq. ft. – 20 sq. ft.; or 12 sq. ft. for projecting sign	12 sq. ft. - 20 sq. ft.
Maximum Height	Height of building to which it is attached, but not above the roof line or top of parapet	3 ½ ft. within 10 ft. of ROW, otherwise 6 ft.

SIGN STANDARDS	BUILDING FAÇADE SIGNS	FREESTANDING SIGNS
Illumination	Permitted – Lighting Fixtures • All lighting should be designed to prevent glare to adjacent properties by employing non-glaring lights, full cutoff hooded, shielded, or screened fixtures that confine glare to the site. • External lighting fixtures should be placed: ○ Above the sign and aimed downward, rather than at the bottom of the sign aimed upward toward the sky; and ○ In a manner ensuring the source of light should not be directly visible from any adjoining lot line or street line. • Internally illuminated signs of box-type construction should not be permitted. This provision should not prohibit internal illumination of signs with individual letters and symbols.	

NOTES:

sq. ft. Square feet.

ft. Feet.

ROW Right-of-Way

2.4.2 Design and Layout Standards for Non-Residential Uses

2.4.2.1 Outdoor or Outside Storage Prohibited

No outdoor or outside storage should be permitted.

2.4.2.2 Dumpster Siting and Screening

Dumpsters should be within enclosed structure (fence or wall), located behind the building, screened from adjoining roads and properties, and setback a minimum of fifteen (15) feet from any adjoining residentially used or zoned properties. All waste receptacles should be completely closed.

2.4.2.3 Performance Standards

Except for agriculture, horticulture, forestry and animal husbandry, all uses should comply with performance standards so as to not create hazards or nuisances on

adjacent properties or rights-of-way. Performance standards may include but not be limited to:

- Noise;
- Exterior lighting;
- Vibration;
- Particulate matter;
- Toxic, noxious, radioactive, flammable, explosive materials or activities;
- Heat or glare; and
- Electromagnetic interference.

2.4.2.4 Mechanical Equipment Screening

Mechanical equipment and other functional accessories of each building, including but not limited to elevators, penthouses, ventilation pipes and ducts, water pressure tanks, and heating, air conditioning and power supply units, should have an architecturally designed building material screen or covering which is an integral part of the building envelope and which is harmonious with the building design.

2.4.2.5 Hours of Operation

Twenty-four (24) hour operations should not be permitted. Hours of operation should be limited to no earlier than 6 a.m. or later than 11 p.m.

2.4.2.6 Minimum Number of Required Off-Street Parking Spaces

Flat Reduction.

Allow a flat reduction (such as a 25% - 50%) in the minimum number of off-street parking spaces for non-residential uses as currently listed for non-residential uses elsewhere in the Pequea Township Zoning Ordinance (see Table 2-4.2.6):

TABLE 2-4.2.6

EXAMPLE OF FLAT PARKING REDUCTION STANDARD FOR THE VILLAGE (OF NEW DANVILLE)

EXAMPLES	PARKING STANDARDS FROM CURRENT PEQUEA TOWNSHIP ZONING ORDINANCE (08/2013)		APPLICATION OF SUGGESTED PARKING STANDARDS	
Retail Store or Shop (Craft store with 800 sq. ft. of display area, open only 1 shift with 2 employees)	**Minimum Standard**	1 space per each 200 sq. ft. GFA of display area or sales area, plus 1 space per each employee on the 2 largest shifts	**Minimum Standard**	25% - 50% reduction of the total current minimum required number of off-street parking spaces.
	Result	6 spaces total: (4 for display area and 2 for employees)	**Result**	3 spaces - 5 spaces total
Restaurant (Restaurant with 24 seats, with 6 employees on the largest shift)	**Minimum Standard**	1 space per each 4 seats, plus 1 space per each employee on the largest shift	**Minimum Standard**	25% - 50% reduction of the total current minimum required number of off-street parking spaces.
	Result	12 spaces total: (6 for seats and 6 for employees)	**Result**	6 spaces - 9 spaces total

Overflow Reserve Parking Areas.

Allow a reduction in the minimum number of off-street parking spaces for non-residential uses as currently listed for non-residential uses elsewhere in the Pequea Township Zoning Ordinance by permitting a certain percentage of parking spaces to remain unpaved, but must be leveled and stabilized in a grass condition or be constructed with other pervious surfaces in accordance with Township specifications for BMPs. May include but not be limited to an agreement between the applicant and the Township indicating that if certain conditions or thresholds are met (consistent over parking, parking along the street, etc.) over a certain period of time, the applicant would be required to construct the remaining parking spaces in full compliance with the Township specifications.

Parking Study.

Allow a reduction in the minimum number of off-street parking spaces for non-residential uses as currently listed for non-residential uses elsewhere in the Pequea Township Zoning Ordinance by requiring a parking study to be conducted. Parking studies demonstrate that the required number of off-street parking spaces for general uses, may not be appropriate for a specific use, based on unique characteristics of the use or site. Parking studies may include but not be limited to:

- Parking space occupancy rates of similar projects or uses (surveys during various daily peak periods over a period of time, etc.);
- Proximity and convenience related factors (such as presence of transit facilities, use of approved trip reduction methods [telecommuting, vanpooling], vehicular and pedestrian connections, fee vs. free parking, etc.].

Joint or Shared Use Parking.

Allow a reduction in the minimum number of off-street parking spaces for uses as currently listed for uses elsewhere in the Pequea Township Zoning Ordinance by allowing a two (2) or more uses with differing or opposite peak parking demand occupancy rates (Office use with hours of operation M-F 8:30 am – 5:00 pm and residential uses), to use common parking lots. Joint or shared use parking should include but not be limited to cross access and maintenance agreements establishing responsibility for the ownership, use, maintenance, and repair of the applicable joint or shared use facilities and related improvements including: snow/ice or vegetation removal, maintenance of any clear sight triangle, improved surface improvements (including base), drainage facilities, etc., of the joint or shared use facilities and related improvements. Cross access and maintenance agreements should be in a form acceptable to the Township and referenced on all plans and permits or recorded.

2.4.2.7 Location of Parking Lots

Parking Lots in Front Yards Prohibited.

Except where the location of on-lot sewage disposal systems otherwise limit, prohibit new parking lots from locating within the front yard area (between the building and street right-of-way), and requiring parking lots to be located in the side yard or rear yard.

3. R-1 Residential District

3.1 Current Purpose Statement

The current purpose of the R-1 Residential District is to provide low density housing in areas determined appropriate due to existing and adjacent land uses and to provide extensions of residential areas into the most appropriate sections in relation to the feasibility of the extension of public water and sewer and to exclude uses not compatible with such development.

3.2 Consistency with Current Development Patterns

Current development patterns in the R-1 District are not consistent with the district's stated purpose as existing lots are larger than 24,000 square feet and are served by on-lot water and on-lot septic systems. It is the vision of the Township to maintain the rural setting of the R-1 District by permitting development to occur in a rural fashion and to be served by individual on-lot water and on-lot septic systems. The extension of public water and public sewer into areas of the township zoned R-1 shall only be considered as a remedy for malfunctioning on-lot septic systems and/or contaminated groundwater.

3.3 Suggested Purpose Statement

The purpose of the R-1 Residential District is to provide low density housing in a rural setting with a minimum lot area of one (1) acre or greater depending on nitrate levels and the ability to find a suitable location for a primary and secondary system on-lot septic system. New development shall be compatible with existing development styles in the district. The extension of public water and public sewer into areas of the township zoned R-1 shall only be considered as a remedy for malfunctioning on-lot septic systems and/or contaminated groundwater.

3.4 Suggested Permitted Uses

1. Agricultural, horticulture, forestry and animal husbandry (except agribusiness or intense agricultural production).
2. Single-family detached dwelling.
3. Temporary portable structures for the retail sale of agricultural products.
4. Accessory buildings.
5. No Impact Home Occupations.

Uses that cannot utilize on-lot water and an on-lot septic system shall not be considered a suitable use in the R-1 District.

3.5 Suggested Development Regulations

TABLE 3-5.1
SUGGESTED AREA, BULK, AND HEIGHT STANDARDS FOR THE R-1 LOW DENSITY RESIDENTIAL DISTRICT

AREA, BULK, AND HEIGHT STANDARDS	SUGGESTED DEVELOPMENT REGULATIONS
Public Water and Public Sewer	Not permitted, unless as a remedy for malfunctioning on-lot septic systems and/or contaminated groundwater.
Lot Area	Minimum Lot Area: One (1) acre or larger depending on nitrate levels and the ability to find a suitable location for an on-lot septic system and secondary system. Maximum Lot Area: Two (2) acres for lots when not connected to public water and public sewer.
Minimum Lot Width	One hundred fifty (150) feet.
Minimum Lot Depth	Two hundred (200) feet.
Minimum Front Yard	Minimum depth of forty (40) feet.
Minimum Side Yard	Minimum width of twenty (20) feet.
Minimum Rear Yard	Minimum depth of sixty (60) feet.
Maximum Impervious / Lot Coverage	Maximum lot coverage of twenty (20%) percent.
Maximum Building Height	Maximum building height may not exceed thirty-five (35) feet.

4. ADDITIONAL LAND USE AND GROWTH BOUNDARY ALTERATIONS

4.1 SUGGESTED FUTURE LAND USE

Except as noted in Table 4-1, the suggested future land use classifications generally reflect the land use classifications from the 2005 Comprehensive Plan. Most of the suggested revisions to the Land Use Plan in this Addendum reflect:

- Existing, on the ground conditions and development patterns (e.g., areas planned for and zoned as “agricultural” actually developed as “residential development”);
- Pending or approved land development plans;
- Proximity to existing or planned infrastructure (water, sewer, roads, etc.); and
- Logical extensions of existing land uses.

It should be noted that the majority of the suggested land use revisions are attributed to addition of the village land use classification, as well as expansions for additional commercial or industrial land generally located:

- South of the Village of New Danville along Marticville Road (SR 0324);
- West of and along Millwood Road; and
- West of SR 0272.

The Pequea Township Future Land Use map graphically depicts the suggested locations and areas of the future land use classifications.

The following tables include the purpose / intent statements of the suggested land use classifications, as well as the total acreage and percentage of total Township land area (see Table 4-1 and Table 4-2):

TABLE 4-1

SUGGESTED FUTURE LAND USE CLASSIFICATIONS & PURPOSE / INTENT STATEMENTS

FUTURE LAND USE	SUGGESTED PURPOSE / INTENT STATEMENTS
Agricultural	Purpose: The agricultural soil in Pequea Township is a non-replaceable natural resource which is important to preserve for the benefit of Pequea Township, Lancaster County, the Commonwealth of Pennsylvania, and the entire country. This is true because: A) Agriculture remains as a strong cultural influence to the citizens of Pequea Township and Lancaster County. B) Agriculture, agricultural support business, and processing of agricultural products are a major contributor to the economy and job market of Pequea Township and Lancaster County. C) The aesthetic value and the inherent cultures of the agricultural community serve as major attractions necessary for the continuation of the local tourist industry. D) The soils and climate of Lancaster County enable its farmers to produce the largest value of agricultural goods of any non-irrigated county in the nation. E) Agricultural production in Lancaster County exceeds production of any other county in the Commonwealth in nearly every category. F) Approximately two thirds of the land in Pequea Township is utilized for agricultural purposes. The majority of soils in Pequea Township are prime agricultural soils. G) The Commonwealth of Pennsylvania has acknowledged the importance of preserving prime soils by establishing programs for conservation easements, and by the requirement within the Municipalities Planning Code, Section 604 (3) which states "... The provisions of zoning ordinances shall be designed to preserve prime agriculture and farmland considering topography, soil type and classification, and present use." H) Both Pequea Township and Lancaster County have determined by Comprehensive Plans that there is more than sufficient land available in the Township, and the County, for residential, commercial, and industrial needs without infringing upon the agricultural areas which are proposed for continued agricultural use. I) The comprehensive planning process in Pequea Township has shown an overwhelming desire to maintain the Township as a rural community. This has been indicated by the Board of Supervisors, Planning Commission, and the general public. J) The Commonwealth of Pennsylvania has established, by provisions in the Municipalities Planning Code, the conservation easement program (Act 149 of 1988, as amended), the Agricultural Security Law (Act 43 of 1981, as amended), the Clean and Green Law (Act 319 of 1983, as amended), publications of various Departments of the Commonwealth and Executive Order No. 1994-3, that it is the policy of the Commonwealth to preserve agricultural land.

FUTURE LAND USE	SUGGESTED PURPOSE / INTENT STATEMENTS
Agricultural (cont'd.)	Intent: In the interest of public health, safety, and welfare, the Agricultural District is further designed and intended to accomplish the following: A) Protect and stabilize agriculture in areas of productive soils as an on-going, viable, major component of the economy of the Township. B) Permit only those land uses and activities which are agricultural in nature or incidental thereto. C) Encourage the preservation of the most productive farmland within the Township as a valuable resource which is lost and not reclaimable once it is developed for any purpose other than agriculture by limiting uses within the Agricultural District, limiting some uses permitted within the Agricultural District to certain soil classifications, and insuring that farms remain of sufficient size to be profitable for farming by limiting the number of lots which may be created, limiting the maximum size of residential lots, and imposing a minimum lot size on farms to be created which is sufficient to insure viability. D) Prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development, with agricultural uses. For the farmer, such mixing would cause increased traffic on the roads used to move farm machinery and livestock; additional litter, which is a nuisance to crop farming and a danger to livestock; damage and loss of crops and livestock from theft, mischief, or trespass; and com-plaints about odors, noise, dust, barbed wire or electric fencing, night operations, and other items which are normal often uncontrollable aspects of farming. For the residential or commercial occupant, farm operations can cause a nuisance and health and safety hazards as well as the possible contamination of well water by agricultural chemicals, fertilizers, and animal waste. E) Assure the ready availability of agricultural products to the residents of the Township and region. F) Direct development which is incompatible with agriculture into other areas of the Township to foster conditions favorable to the continuation of agriculture. G) Provide maximum protection to existing and future agricultural enterprises as a natural and national economic resource. H) To implement the requirement of Section 604(3) of the Municipalities Planning Code that zoning ordinances shall be designed to preserve prime agricultural land.
Low Density Residential	Purpose: To provide low density housing in a rural setting with a minimum lot area of one acre or greater depending on nitrate levels and the ability to find a suitable location for a primary on-lot septic system and a secondary system. New development shall be compatible with existing development styles in the district. The extension of public water and public sewer into areas of the township zoned R-1 shall only be considered as a remedy for malfunctioning on-lot septic systems and/or contaminated groundwater.
High Density Residential	Purpose: To provide a variety of housing types, consistent with the potential availability of adequate transportation and public utilities; while maintaining sufficient open area to blend with the general rural agricultural character of the Township; and to exclude uses not compatible with such development.

FUTURE LAND USE	SUGGESTED PURPOSE / INTENT STATEMENTS
Village	Purpose: see Section 2.2.1
Commercial	Purpose: To provide for the commercial needs of the community in areas which shall provide for off street parking spaces, and safe circulation of pedestrian, bicycle, and motor vehicle traffic. New residential development shall be excluded from this district to reserve adequate areas for commercial development and to protect residents from an undesirable environment.
Industrial	Purpose: To continue industrial use of the areas currently zoned for this purpose, and to allow expansion of industrial uses in those areas which usually do not contain prime farm soils and soils of statewide importance; are not located in proximity to current or future planned residential areas; and to areas which are or will be serviced with roads appropriate to handle industrial traffic. It is further intended that approved industrial operations will be compatible with surrounding land uses.
Mineral Extraction	Purpose: To provide for mineral extraction operations in those areas of the Township where mineral extraction operations have traditionally been located; and to exclude uses not compatible with such development.
Flood Hazard Area[2]	Purpose: Includes the areas of Pequea Township which are subject to periodic inundation by floodwaters. This inundation may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, or impairment of the tax base, health, safety, and general welfare. In the interest of public health, safety, and welfare, the regulations of the Floodplain District are designed and intended to protect floodplain areas subject to and necessary for floodwaters, to permit and encourage the retention of open land uses so located and utilized as to constitute a harmonious and appropriate part of the physical development of the Township, and to guide incompatible development into more appropriate zoning districts.

FUTURE LAND USE	SUGGESTED PURPOSE / INTENT STATEMENTS
Flood Hazard Area[2] (cont'd.)	Intent: 1) To combine with present regulations, certain restrictions necessary for the regulation of land uses within the floodplains for the general health, safety, and welfare of the community. 2) To prevent the erection of structures in areas unfit for human usage by reason of danger from flooding. 3) To minimize danger to public health by protecting water quality and promoting safe and sanitary drainage. 4) To control development which, acting alone or in combination with similar development will create and impose additional unjustified burdens on the community, its governmental units, and its individuals for the costs of flood control works, rescue, relief, emergency preparedness measures, sandbagging, pumping, and temporary dikes or levees, as well as business interruptions, factory closings, disruptions of transportation routes, and interference with utility services, as well as other factors that result in loss of wages, sales, and production and generally adversely affect the economic well-being of the community. 5) To maintain a stable tax base through the preservation or enhancement of property values adjacent to the floodplain, as well as by preventing the creation of future flood blighted areas on floodplains. 6) To permit certain uses which can appropriately be located in the floodplain as herein defined without impeding the flow of floodwaters or otherwise causing danger or damage to life or property at, above, or below their locations in the floodplain. 7) To permit certain uses in the floodplain in ways that preserve natural conditions conducive to the maintenance of ecological balance, wildlife and productive wildlife habitat, marine life and productive marine habitat, other healthy biotic systems, scenic and natural values, constant rates of water flow throughout the year, and areas for groundwater absorption for sustaining the subsurface water supply. 8) To provide sufficient unimpeded drainage courses and prohibit the restriction of their carrying capacities so as to safely carry abnormal flows of storm water from periods of heavy precipitation. 9) To encourage the utilization of appropriate construction practices which will minimize flood damage in the future. 10) To prevent the placement of materials which might be swept by floods onto other lands or downstream to the injury of others. 11) To provide for public awareness of flooding potential and to discourage and protect unwary individuals from buying land and structures which are unsuited for intended purposes because of flood hazards. 12) To regulate uses, activities, development, and structures which, acting alone or in combination with existing or future uses, activities, development, or structures, will cause increases in flood heights, velocities, and frequencies.

FUTURE LAND USE	SUGGESTED PURPOSE / INTENT STATEMENTS
	13) To provide areas for the natural deposition of sediment. 14) To protect people and property in other municipalities within the same watershed from the impact of improper development in floodplains and the consequent increased potential for flooding.

NOTES:

1 Total acreage of each individual land use classification includes institutional and recreational uses. The 2005 Comprehensive Plan indicates institutional (36.2 acres & 0.4%) and recreational (156.7 acres & 1.8%) land uses as separate, specific land uses.

2 Total acreage not included in the total acreage or percentage of the township.

TABLE 4-2

SUGGESTED FUTURE LAND USE CLASSIFICATION ACREAGES & PERCENTAGES

FUTURE LAND USE CLASSIFICATION	ACRES (2013)[3]	PERCENT OF TOTAL ACREAGE IN TOWNSHIP (2013)	ACRES (2005)[3]	PERCENT OF TOTAL ACREAGE IN TOWNSHIP (2005)	NET EFFECT OF SUGGESTED FUTURE LAND USE	NET CHANGE IN PERCENT
Agricultural	7,049.3	80.94	(Includes Open Space) 7,205.9	82.6	-156.59	-1.66
Low Density Residential	632.71	7.27	669.3	7.7	-36.59	-0.43
High Density Residential	501.03	5.75	474.3	5.4	26.73	0.35
Village	45.39	0.52	N/A	N/A	45.39	0.52
Commercial	173.58	1.99	73.2	0.8	100.38	1.19
Industrial	176.8	2.03	96.9	1.1	79.9	0.93
Mineral Extraction	130.01	1.49	163.9	1.9	-33.89	-0.41
Institutional[1]	N/A	N/A	36.2	0.4	-36.2	-0.4
TOTAL	**8,708.82[3]**	**100.00**	**8,719.7[3]**	**100.00**	**N/A**	**N/A**
Flood Hazard Area[2]	423.53	N/A	N/A	N/A	N/A	N/A
Recreational[1,2]	N/A	N/A	156.7	1.8	N/A	N/A

NOTES:

1 Since institutional and recreational uses are generally considered community assets, and are generally proposed to be permitted in all land use classifications, for purposes of this Addendum, these 2 specific land use classifications were combined into adjoining land use classifications.

2 Total acreage not included in the total acreage or percentage of the total acreage in township.

3 Discrepancies in acreage likely due to differences in boundary and land use data sets between the 2005 Comprehensive Plan and this Addendum.

4.2 SUGGESTED URBAN GROWTH AREA

The "Urban Growth Boundary" as identified in the 2005 Comprehensive Plan is suggested to be renamed "Urban Growth Area". Additionally, the limits of the Urban Growth Area are suggested to be expanded or extended by approximately 230 acres to reflect:

- Existing, on the ground conditions and development patterns (e.g., areas planned for and zoned as "agricultural" actually developed as "residential development");
- Pending or approved land development plans;
- Proximity to existing or planned infrastructure (water, sewer, roads, etc.); and
- Logical extensions of existing land uses.

It should be noted that the majority of the suggested expansions or extensions are attributed to expansions to commercial or industrial land generally located:

- South of the Village of New Danville along Marticville Road (SR 0324);
- West of and along Millwood Road; and
- West of SR 0272.

The Pequea Township Future Land Use map graphically depicts the limits of the Urban Growth Area.

4.3 POPULATION AND HOUSING PROJECTIONS AND NEEDS

According to the document developed by the Lancaster County Planning Commission in June 2012 entitled *2040 Population Projections for Lancaster County and Municipalities*, Pequea Township's population is expected to grow by an additional 614 persons between the years 2010 (4,605 persons [US Census 2010]) and 2040 (5,219 persons), or by 13.3%. Based upon an average household size of 2.74 persons (US 2010 Census), the additional 614 persons translates into additional 224 dwelling units needed to accommodate the projected year 2040 population. In reviewing the above mentioned population and housing needs and projections compared to the 2005 Comprehensive Plan's preferred development scenario's related population, housing, and land use needs and projections, the projected population and related housing identified in this Addendum appear to be able to be accommodated within the residential areas of the Urban Growth Area.

5. IMPLEMENTATION

The current Pequea Township Zoning Ordinance (08/2013) should be revised to reflect the suggested land use and Urban Growth Area alterations identified in this Addendum.

Pequea Township
Future Land Use Map

Adopted: March 19, 2014

Legend

- Urban Growth Area
- Parcel Boundary
- Municipal Boundary
- Water Feature
- Flood Hazard Area

Future Land Use Classifications

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Agricultural
- Mineral Extraction
- Village

1 inch = 1,000 feet
when printed at 22" x 34"

0 500 1,000 2,000
Feet

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