



Planning Commission
App. No. 082-2021-TA

Zoning Text Amendment York Township

Meeting:	October 6, 2021	
Applicant:	York Township Zoning Commission (ZC)	
Hearing:	September 2, 2021	
Amendments:	Section (§) 206.02	Accessory Buildings in Residential Districts
	§ 301.04	Minimum Lot Width at Building Line in the R-1 Low Density Residential District
	§ 301.05	Minimum Lot Frontage at Street in the R-1 Low Density Residential District
	§ 306.04	Permitted Density/Restricted Open Space in the Conservation Development Overlay District
	§ 604	Nonconforming Lot
Reviewer:	Rob Henwood	
Recommendation:	APPROVAL	

Proposal: In a letter dated August 6, 2021, Mary Lenarth, York Township Zoning Commission Secretary, requested a review of changes to the York Township Zoning Resolution.

New text is underlined, text to be deleted is shown as ~~strikethrough~~. Staff comments are **bold and italicized**.

206.02 Accessory buildings and Swimming Pools in Residential Districts

Accessory buildings and swimming pools shall not be located closer than fifteen (15) feet from the principal building and shall comply with all of the required building setbacks of the district in which it is located.

301.04 Minimum Lot Width at Building Line R-1 Low Density Residential District

- A. The minimum lot width at the building line for a single family dwelling shall be two hundred fifty (~~200~~250) feet.
- B. The minimum lot width at the building line for a two family dwelling shall be ~~two hundred fifty~~ three hundred (~~250~~300) feet.

301.5 Minimum Lot Frontage at Street R-1 Low Density Residential District

- A. The minimum lot frontage at the street line for a single family dwelling shall be two hundred fifty (~~200~~250) feet except on cul-de-sac turn arounds where the minimum frontage shall be seventy-five (75) feet.
- B. The minimum lot frontage at the street line for a two family dwelling shall be ~~two hundred fifty~~ three hundred (~~250~~300) feet except on cul-de-sac turn arounds where the minimum frontage shall be seventy-five (75) feet.

306.04 Permitted Density/Restricted Open Space Conservation Development Overlay District

- A. The minimum restricted open space shall be forty percent (40%) of the total project area.

- B. The maximum density in a conservation development shall not exceed one (1) dwelling unit per three (2.13.0) acres of the total project area. *The decrease in density appears reasonable; however, it limits the flexibility afforded to the developer in designing the project.*

604 Nonconforming Lot

A. When a nonconforming lot can be used in conformity with all applicable provisions of this Resolution, except that the area of the lot is nonconforming, then the lot may be used as if its area were conforming. When conforming use of a nonconforming lot cannot reasonably be established due to the setback requirements of the district in which it is located, the Board of Zoning Appeals may grant variances to setback requirements as necessary to establish a permitted use of the district, provided that there is no contiguous land in common ownership with the subject lot which could be used to reduce or eliminate the nonconformity and the variance meets all other variance standards of this Resolution.

B. When a lot of record in the R-1 Low Density Residential District, which was created and recorded prior to July 1, 2021, is nonconforming solely because of its width and/or frontage, such lot shall be considered conforming and buildable for the purposes of this Resolution and may be developed in compliance with all of the required setbacks for lots in the R-1 Low Density Residential District.

Department of Planning Services Comments: *The proposed amendments are reasonable and appropriate.*

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE** the proposed amendments to the York Township Zoning Resolution.