

TOWNSHIP OF EAST HEMPFIELD
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP CODE OF ORDINANCES, CHAPTER 270, ZONING, TO PERMIT DUPLEXES IN THE COMMUNITY BUSINESS CENTER ZONING DISTRICT BY RIGHT, AND TO ESTABLISH A MAXIMUM DENSITY OF FOUR (4) UNITS PER ACRE FOR DUPLEXES IN THE COMMUNITY BUSINESS CENTER ZONING DISTRICT.

WHEREAS, East Hempfield Township has conducted a public hearing to consider an amendment to the East Hempfield Township Code of Ordinances, Chapter 270, Zoning (the “Zoning Ordinance”); and

WHEREAS, prior to the public hearing, the proposed amendment was provided to the East Hempfield Township Planning Commission and to the Lancaster County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Supervisors of East Hempfield Township have deemed it beneficial to the residents of East Hempfield Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of East Hempfield Township to amend the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of East Hempfield Township as follows:

SECTION 1: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 3, Zone Regulations, Section 270-3.9, Community Business Center Zone (CBC), Subsection B(2) is hereby amended to add “single-family semidetached dwelling (duplex)” to the list of permitted residential uses as follows:

- (2) Residential Use
 - (d) Single-family semidetached dwelling (duplex).

SECTION 2: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 3, Zone Regulations, Section 270-3.9, Community Business Center Zone (CBC), Subsection E(3), is hereby amended to establish a maximum residential density for single-family semidetached dwelling (duplex) units as follows:

- (3) Maximum Residential Density:

(c) Single-family semidetached dwelling (duplex): four dwelling units per acre.

SECTION 3: All other provisions of the East Hempfield Township Code of Ordinances not amended or changed shall remain in full force and effect.

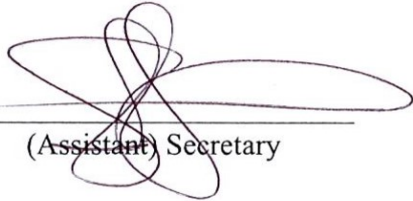
SECTION 4: In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

SECTION 5: This Ordinance shall take effect and be in force five days after its enactment as provided by law.


DULY ORDAINED AND ENACTED this 1st day of March, 2023, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EAST HEMPFIELD
Lancaster County, Pennsylvania

ATTEST: _____


(Assistant) Secretary

BY: _____

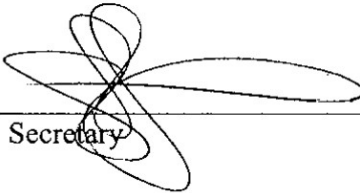

(Vice) Chairman
Board of Supervisors

[SEAL]

CERTIFICATE

I, the undersigned, Secretary of the Township of East Hempfield, Lancaster County, Pennsylvania (the "Township"), certify that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township (the "Board"), which duly was enacted by affirmative vote of a majority of all members of the Board at a meeting of the Board duly convened and held according to law on March 1, 2023.

Date: 3-1-23

BY: 
Secretary