

York Township Zoning Commission

The York Township Zoning Commission at their July 3rd, 2025, meeting made a motion to hold a public hearing on Thursday, August 7th, 2025, at 7:00pm at the York Town Hall/Fire Station Complex to make the following additions/changes to the York Township Zoning Resolution.

Original

205.03 Parking and Loading

No motor vehicle, boat, or recreational vehicle may be stored closer than five (5) feet to any property line. In C-1 and I-1 districts, open off-street parking facilities may be located in the required front yard provided that at least a twenty (20) foot wide landscaped strip is located between parking area and the street right-of-way line. In all districts, open off-street parking facilities may occupy the required rear yard providing that a five (5) foot landscaped strip separates parking from all property lines abutting the rear yard.

Proposed Change

205.03 Parking and Loading

No motor vehicle, boat, or recreational vehicle may be ~~stored~~**-parked** closer than five (5) feet to any property line. In C-1 and I-1 districts, open off-street parking facilities may be located in the required front yard provided that at least a twenty (20) foot wide landscaped strip is located between parking area and the street right-of-way line. In all districts, open off-street parking facilities may occupy the required rear yard providing that a five (5) foot landscaped strip separates parking from all property lines abutting the rear yard.

Original

205.09 Outdoor Storage and Business Activities

Storage of materials, equipment, supplies, and displays of merchandise shall take place within a completely enclosed building except as otherwise provided in this Resolution.

Proposed Change

205.09 Outdoor Storage and ~~Business Activities~~**Outdoor Displays Prohibited**

Storage of materials, equipment, supplies, machinery, vehicles, and displays of merchandise shall take place within a completely enclosed building except as otherwise provided in this Resolution.

Original

206.06 Grandfather Clause

Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

Proposed Change

206.06 Grandfather Clause

A. Residential lots platted as of 05/19/77 having a minimum width of one hundred fifty (150) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

B. Residential lots platted between 5/19/77 and 01/27/22 having a minimum width of two hundred (200) feet at the street and at the building line are considered to be buildable lots and entitled to a zoning certificate provided they satisfy health department rules and regulations for installation of any site sanitary sewage systems.

Original

301.02.A.3

Accessory buildings incidental to the principal use and which do not include any activity conducted as business.

Proposed Change

301.02.A.3

Accessory Buildings and Structures incidental to the principal use, and which do not include any activity conducted as business, subject to the provisions of section 301.13.

Original

301.11.A.1 At a minimum, parking spaces shall be provided for each structure or use a provided below:

1. Single family or two family dwellings shall provide two (2) enclosed parking spaces per dwelling unit.

Proposed Change

301.11.A.1 At a minimum, parking spaces shall be provided for each structure or use a provided below:

1. Single family or two family dwellings shall provide two (2) enclosed parking spaces per dwelling unit. **No more than four (4) vehicles of any kind may be regularly parked outside on said premises, and only on driveways or hard surfaces constructed for such purposes.**

Add the following new section

301.13 Accessory Buildings and Structure Lot Limitations

The aggregate square footage of accessory Buildings and Structures, other than driveways, fences, and ponds, on a lot shall not exceed the square footage as indicated in the following table, Table 1, below.

Acreage	Lot Square Footage	Permitted Square Feet
2.1 or less	91,476 or less	1,800
2.5	108,900	2,500
3.0	130,680	3,000
3.5	152,460	3,500
4.0	174,240	4,000
4.5	196,020	4,500
5.0 or greater	217,800 or greater	5,000

Table 1

Original

Section 604

- 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 not 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 the Resolution.

Proposed Change

Section 604

- ~~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 not 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 the Resolution.

Original

604B When a lot of record in the R-1 Low Density Residential District, which was created and recorded prior to January 27, 2022, 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.

Proposed Change

~~604B When a lot of record in the R-1 Low Density Residential District, which was created and recorded prior to January 27, 2022, 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.~~

Original

Section 902 Definition

NATURAL FEATURE: An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the natural diversity of plant and animal species, human recreation, or reduction of climatic stress, and energy costs.

Proposed Change

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~~and energy costs.~~

Proposed New Definition

~~**STORAGE:** The placement within a specific location of any item or items, including but not limited to materials, equipment, supplies, vehicles, machinery, or merchandise of any kind for a period of ninety (90) days or more, without removing or otherwise disposing of said item(s) from said specific location during said ninety (90) day period.~~

Said Board will at said time and place hear all persons in support of such matters or any objection thereto. Persons may appear in person or by agent.

Sara Williamson, Zoning Secretary

York Township Zoning Commission

July 9, 2025