

**NEWBERRY TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 394**

**AN ORDINANCE OF NEWBERRY TOWNSHIP,  
YORK COUNTY, PENNSYLVANIA  
AMENDING THE NEWBERRY TOWNSHIP ZONING ORDINANCE**

**IT IS HEREBY ENACTED AND ORDAINED** by the Board of Supervisors of Newberry Township, York County, Pennsylvania, as follows:

**SECTION 1.** The Newberry Township Zoning Ordinance is hereby amended as follows:

a. Section 204.3, Design Standards shall be amended to delete the section in its entirety and replace it with the following language:

|                   | Design Standard        | Use                             |  |                     |  | Accessory Uses               |
|-------------------|------------------------|---------------------------------|--|---------------------|--|------------------------------|
|                   |                        | Single-Family Detached Dwelling | Single-Family Semi-Detached Dwelling                       | Two-Family Dwelling | Single-Family Attached Dwelling                            |                              |
|                   | Minimum Lot Area       | 15,000 sq. ft.                  | 7,500 sq. ft.  | 25,000 sq. ft.      | 3,200 sq. ft.  | ---                          |
| Minimum Lot Width | @Building Setback Line | 80 ft.                          | 50 ft.   | 100 ft.             | 20 ft.   | --                           |
|                   | Maximum Height         | 35 ft.                          |  |                     | 40 ft.   | 25 ft. <sup>1</sup>          |
| Minimum Setbacks  | Maximum Lot Coverage   | 40%                             | 50%  | 55%                 | 65%  | ---                          |
|                   | Front                  | 30 ft.                          | 15 ft.   |                     | 15 ft.   | Not permitted in front yard. |
|                   | Side                   | 10 ft.                          | 0 ft. between attached structures, 5 ft. between end units | 5 ft.               | 0 ft. between attached structures, 5 ft. between end units | 10 ft.                       |

|  |      |        |        |       |
|--|------|--------|--------|-------|
|  | Rear | 30 ft. | 15 ft. | 6 ft. |
| <sup>1</sup> Provided each structure higher than 15' shall be set back from the nearest side and/or rear lot line a distance equal to its height, but in no case be located closer to any side and/or rear lot line than the required side and/or rear minimum setbacks. |      |        |        |       |

b. Section 206.2(B) shall be amended to delete the language in parentheses in the title.

c. Section 206.4 shall be amended to add the following language:

**C. RESIDENTIAL DIMENSIONAL REQUIREMENTS**

|  | Design Standard        | Use                             |  |                     |  | Accessory Uses               |
|--|------------------------|---------------------------------|--|---------------------|--|------------------------------|
|  |                        | Single-Family Detached Dwelling | Single-Family Semi-Detached Dwelling                       | Two-Family Dwelling | Single-Family Attached Dwelling                            |                              |
|  | Minimum Lot Area       | 15,000 sq. ft.                  | 7,500 sq. ft.  | 25,000 sq. ft.      | 3,200 sq. ft.  | ---                          |
| Minimum Lot Width  | @Building Setback Line | 80 ft.                          | 50 ft.   | 100 ft.             | 20 ft.   | --                           |
|  | Maximum Height         | 35 ft.                          |  |                     | 40 ft.   | 25 ft. <sup>1</sup>          |
|  | Maximum Lot Coverage   | 40%                             | 50%  | 55%                 | 65%  | ---                          |
| Minimum Setbacks   | Front                  | 15 ft.                          |  |                     | 15 ft.   | Not permitted in front yard. |
|  | Side                   | 5 ft.                           | 0 ft. between attached structures, 5 ft. between end units | 5 ft.               | 0 ft. between attached structures, 5 ft. between end units | 10 ft.                       |
|  | Rear                   | 15 ft.                          |  |                     |  | 6 ft.                        |
|  |                        |                                 |  |                     |  |                              |
| <sup>1</sup> Provided each structure higher than 15' shall be set back from the nearest side and/or rear lot line a distance equal to its height, but in no case be located closer to any side and/or rear lot line than the required side and/or rear minimum setbacks. |                        |                                 |  |                     |  |                              |

**SECTION 2. Repealer.** The passage of this Ordinance amending in part Newberry Township's Zoning Ordinance shall in no way be deemed to invalidate or repeal any provisions of said Ordinance except as specifically provided herein.

**SECTION 3. Severability.** In the event any provision, section, sentence, clause, or part of this Ordinance shall be held invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Ordinance, it being the intent of this Township that such remainder shall be and shall remain in full force and effect.

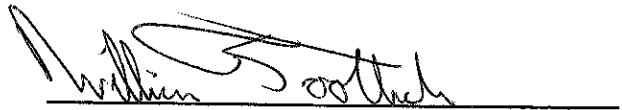
**SECTION 4. Effective Date.** This Ordinance shall become effective five days after the date of enactment as provided by law.

ENACTED AND ORDAINED this 27<sup>th</sup> day of Sept. 2016.

ATTEST:

**NEWBERRY TOWNSHIP  
BOARD OF SUPERVISORS**

  
Secretary

  
Chairman