

**BOROUGH OF ELIZABETHTOWN
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 990

AN ORDINANCE OF THE BOROUGH OF ELIZABETHTOWN, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES, CHAPTER 27, ZONING, TO REDUCE THE REQUIRED LOT AREA IN THE R-3 HIGH-DENSITY RESIDENTIAL ZONING DISTRICT TO 3,000 SQUARE FEET PER DWELLING UNIT ON LOTS WITH A TOTAL NET LOT AREA GREATER THAN OR EQUAL TO TEN (10) ACRES, TO AMEND THE REQUIREMENT THAT THE FRONT OF ANY BUILDING FACE THE STREET IN SITUATIONS WHERE MORE THAN ONE STRUCTURE CONTAINING A PERMITTED PRINCIPAL USE IS ERECTED ON A LOT CONTAINING RESIDENTIAL USES AND TO REVISE DEFINITIONS.

BE IT HEREBY ENACTED AND ORDAINED BY THE COUNCIL OF ELIZABETHTOWN BOROUGH, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, AND IT IS HEREBY ENACTED AND ORDAINED AS FOLLOWS:

Section 1. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 8, R-3 High Density Residential District, Section 807, is hereby amended to change the lot area requirements for apartments dwellings in the R-3 High-Density Residential Zoning District as follows:

	Lot Width			
	Lot Area (square feet)	Street (feet)	Setback (feet)	Lot Depth (feet)
Single-family detached	6,000	55	60	100
Single-family semidetached	3,000/unit	30	30	100
Single-family attached	2,500/unit	20	20	100
Two-family detached	3,000/unit	55 ¹	60 ¹	100
Conversion apartments	4,000	45	50	100
Apartment dwellings on lots with a net lot area greater than or equal to 10 acres	3,000/unit	55	60	100
Apartment dwellings on lots with a net lot area less than 10 acres	4,500/unit	55	60	100
Nonresidential uses	5,000	55	60	100

¹ per dwelling unit

Section 2. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 13, Supplementary Regulations, Section 1321, Special Yard, Lot and Screening Requirements, Subsection B(1)(c) shall be amended to provide as follows:

The front of any building (containing the front entrance) which contains two or fewer dwelling units shall face the street, or, in the case of a corner lot, a street on which the corner lot abuts.

Section 3. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 2, Definitions, Section 201, Definitions, Subsection 2, shall be amended by inserting the following definition in alphabetical order:

OWNER OCCUPIED OR OCCUPIED BY OWNER – A dwelling unit that is the primary, permanent residence and domicile of a natural person who is identified as the owner or one of the owners on the deed for the property. In order for a dwelling unit to be considered owner occupied, the dwelling must be considered the domicile of the record owner or at least one of the record owners under Pennsylvania law, and the owner must physically reside in the dwelling not less than six (6) months each calendar year, and the owner cannot be registered to vote at any other address, and the owner must use the dwelling at the owner's address for payment of taxes including, but not limited to, earned income taxes.

Section 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 5. All other sections, parts and provisions of the Borough of Elizabethtown Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 6. This Ordinance shall become effective immediately upon its enactment by the Council of Elizabethtown Borough, County of Lancaster, Commonwealth of Pennsylvania.

ORDAINED AND ENACTED this 17th day of January, 2019.

**BOROUGH OF
ELIZABETHTOWN**

ATTEST P. Ryan
Borough (Assistant) Secretary

BY: [Signature]
Council (Vice) President

Examined and approved as an Ordinance this 17th day of January,
2019.

By: [Signature]
Mayor