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July 6, 2020

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Robert A. Willig  
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Re: **ACRE- Providence Township**

Dear Mr. Willig:

I am the solicitor for Providence Township in Lancaster County. I am writing to you concerning your letter of June 9, 2020, concerning certain issues involving the Township's zoning ordinance and timbering operations in the Township.

In your letter there were four specific items that were addressed. Coincidentally, the Township was in the process of amending its zoning ordinance and actually had a draft ordinance with revisions reviewed by both the Lancaster County Planning Commission in June, with the Providence Township Planning Commission scheduled to review the changes in July.

We have modified the draft ordinance to include the four changes suggested in your letter. I am enclosing the relevant portion of the proposed ordinance (Paragraphs 21 through 24) identifying the changes to Section 432 of the zoning ordinance. I am sending a letter to LCPC identifying the additional changes, and the Township is providing the revised ordinance to its planning commission for review in July. We anticipate the adoption of the ordinance to take place at either the August or September supervisors meeting, pending a response from the two planning commissions.

Re: **ACRE- Providence Township**

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I trust that these amendments will satisfactorily address the concerns you raised in your correspondence. I would appreciate your acknowledging that fact, so that we may proceed as outlined in this letter.

Thank you for your attention to this matter. If you need any additional information, please feel free to contact me.

Very truly yours,

A large, thick black redaction mark covers the signature and the name of the sender.A thick black redaction mark covers a block of text in the lower-left area of the page.

ORDINANCE NO. 20-\_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF PROVIDENCE AMENDING THE  
PROVIDENCE TOWNSHIP ZONING ORDINANCE OF 2014**

WHEREAS the Providence Township Board of Supervisors (hereinafter "Board") enacted the current zoning ordinance (hereinafter "Ordinance") for Providence Township on December 22, 2014, and subsequently amended that Ordinance;

WHEREAS the Board has been made aware of various suggestions to amend the Ordinance to more effectively administer and address zoning within the Township; and,

WHEREAS the Board believes it is in the best interests of the Township to amend certain provisions of the existing Ordinance;

NOW, THEREFORE, BE IT ORDAINED, AND ENACTED by the Supervisors of Providence Township that the Zoning Ordinance adopted December 22, 2014, is hereby amended as follows:

1. Section 300 Access Drive Requirements is amended by deleting all of the current provisions and identifying that Section 300 is "Reserved For Future Use".

2. Section 303 Driveway Requirements is amended by deleting all of the current provisions and adding Section 303.1, as follows:

303.1 All driveways shall be designed in accordance with the applicable provisions of the Providence Township Subdivision and Land Development Ordinance relating to driveways.

3. Section 305.2.1 is deleted and replaced with the following:

305.2.1 Six feet (6') in a front yard, except that fences and walls erected upon reverse frontage lots may extend up to a height of eight feet (8') within that front yard that does not contain vehicular access.

4. Section 305.2.2 is amended to change Six feet (6') to Eight feet (8').

5. Section 305.5.5 is amended to change three feet (3') to four feet (4').
6. Section 310 Lighting Requirements is amended by deleting all of the current provisions and identifying that Section 310 is "Reserved For Future Use".
7. Section 320.1 Required Landscape Plan is deleted and the following paragraph is substituted therefor:

Section 320.1 Required Landscape Plan. If subdivision or land development approval will be required, any required landscape plan shall be provided in the subdivision or land development approval process and shall not be required for the consideration of zoning approval. Furthermore, the Board of Supervisors may waive or modify provisions contained in Section 320 in accordance with Section 702 of the Providence Township Subdivision and Land Development Ordinance.

8. Section 321.6.2.1 is deleted and the following paragraph substituted therefor:  

321.6.2.1 The outside edge of the identified wetland.
9. Section 321.6.2.2 is amended to delete ", up to a maximum of fifty feet (50') from the outside edge of the identified wetland".
10. Section 322 Signs: The following sections shall be added:

322.5.1 Reverse frontage or corner lots located within the Commercial (C) or Industrial (I) Zoning Districts may be allowed a maximum of two (2) freestanding signs with cumulative square footage for the two signs not to exceed a total area of one hundred (100) square feet, as set forth in Table 1. When two (2) freestanding signs are permitted pursuant to this section, the signs must be placed in separate yards, along different roads.

322.5.2 For properties located in the Commercial (C) or Industrial (I) Zoning Districts, and as set forth in Table 1, wall signs, the size of which shall be a maximum of fifteen percent (15%) of the total square footage of the wall area of the largest wall of the

building, shall be permitted. The permitted square footage for wall signs may be allocated to multiple signs; provided, however, that only one wall sign per wall shall be permitted.

11. Section 322 Signs: Amend Table 1 - PERMANENT SIGN REQUIREMENTS as follows:

The column heading "Maximum Permitted Sign Area" shall be modified to change the free-standing sign square footage to a total of 100 square feet and also add language indicating "plus the maximum wall sign area set forth in the Other Requirements section of this Table 1. This change shall be effective only for individual business signs in the Commercial (C) and Industrial (I) Zoning Districts.

The column heading "Other Requirements" shall be modified to change the language in that column to the following: "No flat wall sign, nor wall projecting sign, shall be larger than 15% of the area of the largest wall of the building. The permitted square footage for wall signs may be allocated to multiple signs; provided, however, that only one wall sign per wall shall be permitted. This change shall be effective only for individual business signs in the Commercial (C) and Industrial (I) Zoning Districts.

12. Section 322 Signs: Amend Table 2 - TEMPORARY SIGN REQUIREMENTS as follows:

The column heading "Sign Type" shall be modified to change Special Event signs for businesses to Temporary signs for businesses.

13. Section 410.5 Automotive Service and Repair Facilities is amended by deleting that provision and identifying that Section 410.5 is "Reserved For Future Use".

14. Section 440.1 is amended to change "Offices of medical practitioners" to "Offices of medical practitioners, excluding sole practitioners who occupy a portion of a dwelling unit in which that practitioner resides".

15. Section 205.12 Landscaping is amended by deleting the second paragraph of that section.

16. Section 206.15 Landscaping is amended by deleting the second paragraph of that section.

17. Section 313.10 Lighting is amended by deleting the current language and replacing it with the following language:

313.10 Lighting. Lighting shall comply with the applicable provisions of the Providence Township Subdivision and Land Development Ordinance.

18. Section 313.11 Access Drive Requirements is amended by deleting the current language and replacing it with the following language:

313.11 Access Drive Requirements. Every parking lot shall be connected to a street by means of an access drive, which access drive shall be constructed in accordance with the applicable provisions of the Providence Township Subdivision and Land Development Ordinance.

19. Section 302.2 is amended by deleting the current language and replacing it with the following language:

302.2 Clear sight triangles for driveways are regulated by the Providence Township Driveway Ordinance. Clear sight triangles for access drives are regulated by the Providence Township Subdivision and Land Development Ordinance.

20. Sections 200.7, 201.6, 202.6, 203.6 and 204.6, being tables for Area and Design Requirements for the Agricultural (A), Rural Residential (R-1), Residential (R-2), Suburban Residential (R-3) and High Density Residential (R-4) Zoning Districts, respectively, are amended as follows:

The required minimum front yard setbacks for all sizes of accessory structures is reduced from 100 feet to 50 feet.

The maximum permitted building height for an accessory structure greater than 300 square feet in area shall be increased from 20 feet to 25 feet.

21. Sections 432.2, 432.2.1 and 432.2.2 are amended by deleting those Sections and identifying that Section 432.2 is "Reserved For Future Use".
22. Section 432.13 is amended by deleting that Section and identifying that Section 432.13 is "Reserved For Future Use".
23. Section 432.11 is amended by deleting the existing language and replacing it with the following language:  
  
432.11 Where possible, stream crossings shall be avoided, but where deemed necessary, unless it is physically impossible, crossings shall be made at a right angle across suitable culverts or bridges.
24. Section 432.12 is amended by replacing the word "live" with the word "perennial".
25. All other provisions of the current Zoning Ordinance shall remain in full force and effect.
26. The provisions of this Ordinance are severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such validity shall not affect any other provision or application of this Ordinance.
27. This Ordinance shall become effective five (5) days after enactment.

This Ordinance has been enacted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS**

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