

WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 98-17

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF  
WASHINGTON TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA, AMENDING THE WASHINGTON TOWNSHIP  
ZONING ORDINANCE SECTION 303B AND SECTION 304B

It is hereby enacted and ordained by the Board of Supervisors  
of Washington Township, York County, Pennsylvania as follows:

The Washington Township Zoning Ordinance Sections 303B and  
304B shall be amended as follows:

Section 1. Section 303B shall be amended to include the  
following language in addition to the existing language in the  
Section:

The following use by right shall be permitted  
in addition to a single family detached  
dwelling:

1. Agriculture

Section 2. Section 304B shall be amended to include the  
following language in addition to the existing language in the  
Section:

The following use by right shall be permitted  
in addition to a single family detached  
dwelling:

1. Agriculture

Section 3. The passage of this ordinance amending in part the  
Washington Township Zoning Ordinance shall in no way be deemed to  
invalidate or repeal any provisions of said ordinance, except as  
specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 16<sup>th</sup> day of November 1998 by Washington Township Board of Supervisors in lawful session duly assembled.

Attest:

Norma L. Rupp  
Secretary

TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA

By: Samuel McLeod  
Supervisor

By: Stalin Anderson Jr.  
Supervisor

By: Leon J. Stough Jr.  
Supervisor

WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 99-01

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF  
WASHINGTON TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA, AMENDING THE WASHINGTON  
TOWNSHIP ZONING

It is hereby enacted and ordained by the Board of Supervisors of Washington Township, York County, Pennsylvania, that the Washington Township Zoning Ordinance is hereby amended to read as follows:

**Section 1.** Section 401B is amended to read as follows:

Section 401b) "Nonattached Structures: Any accessory structure [except for farm buildings housing animals which are governed by Sections 303e) and 304e)] standing apart from the principal structure, is permitted in rear yards, provided that such structure is a minimum of twenty (20) feet from the side and rear property lines and is not located within any required front setback area. Utility sheds shall not be located closer than ten (10) feet to any side or rear property line. Apartments or other living quarters shall not be permitted in an accessory structure. All other requirements for a nonattached structure shall be the same as for a principal structure."

**Section 2.** The passage of this Ordinance amending in part the Washington Township Zoning Ordinance shall nowhere be deemed to invalidate or repeal any provisions of said Ordinance except as specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 18<sup>th</sup> day of January, 1999, --  
by Washington Township Board of Supervisors in lawful session duly assembled.

Attest:

TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA

Alma L. Rupp  
Secretary

By: Samuel McGee  
Supervisor

By: Harlan Anderson Jr.  
Supervisor

By: Lynn L. Stough Jr.  
Supervisor

**WASHINGTON TOWNSHIP**  
**YORK COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 2000-06**

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**ORDINANCE AMENDING WASHINGTON TOWNSHIP'S,  
ZONING ORDINANCE SECTIONS 303(b), 303(c), 304(b) and  
304(c) REGARDING HOME OCCUPATIONS**

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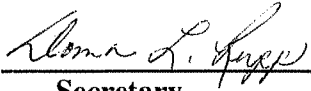
BE IT ORDAINED AND ENACTED by the Board of Supervisors of Washington Township, York County, Pennsylvania, that the Washington Township Zoning Ordinance Sections 303(b) and 304(b) shall be amended to add as a use by right: any home <sup>occupation.</sup> ~~business~~ which has no customers, suppliers, employees or visitors other than the residents of the home entering the home and has no signage, or other indication of the existence of a business provided that said business creates no increased noise, lights, fumes or any other nuisance. Sections 303(c) #20 and 304(c) #4 shall be amended to read "Home Occupations not permitted as use by right".


All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.


ENACTED AND ORDAINED by Washington Township Board of Supervisors, York  
County, Pennsylvania, this 18<sup>th</sup> day of December, 2000.

Attest:

TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA

  
\_\_\_\_\_  
Secretary

By:   
\_\_\_\_\_  
Supervisor

By:   
\_\_\_\_\_  
Supervisor

By:   
\_\_\_\_\_  
Supervisor

WASHINGTON TOWNSHIP

YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 02-2002

**AN ORDINANCE AMENDING WASHINGTON TOWNSHIP ZONING ORDINANCE SECTIONS 404e., 409, 504a., 705f., and 801c., and WASHINGTON TOWNSHIP'S LAND DEVELOPMENT AND SUBDIVISION ORDINANCE SECTIONS 505e., 507b. and 404w.**

Be it ordained and enacted by the Board of Supervisors of Washington Township, York County, Pennsylvania, that the Washington Township Zoning Ordinances shall be amended to read as follows:

**Section 1.** The Washington Township Zoning Ordinance shall be amended as follows:

Section 404.e) – Shall be amended to read as follows: “Communication Transmitting and Receiving Facilities shall not exceed 50 feet in height. Communication Towers shall not exceed 180 feet in height including antennae. In any event, the height of the Tower shall not exceed the distance between the public road, street or highway right-of-way and the Tower plus 20 feet or the distance between the closest structure or the property line and the Tower plus 20 feet.”

Section 409 - Shall be amended to read as follows:

“SECTION 409 DRIVEWAYS/ACCESS DRIVES

- a) Width: Within ten (10) feet of the street right-of-way, driveways/access drives may not exceed thirty-five (35) feet in width or be less than twelve (12) feet in width.
- b) Number: The number of driveways/access drives may not exceed two (2) per lot of any one street frontage. The Zoning Hearing Board may grant permission by special exception for additional driveways/access drives where required to meet exceptional circumstances and where frontage of unusual length exists.

Section 801.c – Shall be amended to read as follows:

“c) Driveway Permit:

1. No person shall connect or construct any private driveway, street or alley to any Township road, nor shall provide any access from any Township road to any private driveway, street or alley, unless a permit has first been obtained therefor from the Board of Supervisors.
2. Application for Permit. Any person making application for such a permit shall submit to the Board of Supervisors a plan or drawing, showing the grade and level of the private driveway, street or alley, and the public or Township road, at the proposed location of said intersection of the private drive and the Township road which provides for the disposition of storm water.
3. Construction of Driveways. Private driveways shall conform to the requirements of Section 409.
4. Subdivisions. It shall be necessary to obtain a permit as aforesaid where the intersection of the private driveway and the Township road, and the grade and the levels thereof are shown on a subdivision plan approved by the Board of Supervisors, and where such driveway is constructed in accordance with said plan.”

**Section 2.** The Washington Township Subdivision and Land Development Ordinance shall be amended as follows:

Section 505.e – Shall be amended to read as follows:

“e) Cul-de-sacs – Streets shall not exceed five hundred (500) feet in length unless topographic conditions and tract shape warrant an increase that is approved by the Board of Supervisors. The cul-de-sac shall included a paved turn around with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way. The length of a cul-de-sac street shall be measured from the center and the right-of-way line of the intersection street.”



- c) Location: Driveways/access drives may not enter a public street.
1. Within forty (40) feet of the street right-of-way line of an intersection street.
  2. Within five (5) feet of a fire hydrant.
  3. Within twenty-five (25) feet of another driveway/access drive on the same property.
  4. Within ten (10) feet of a property line.
- d.) Sight Distances: A driveway/access drive must be located in safe relationship to sight distance and barriers to vision. A clear sight triangle of seventy-five (75) feet as measured along the street centerline and thirty (30) feet along the driveway centerline commencing at the street right-of-way line must be maintained for all residential driveways. Obstructions or plantings shall not exceed a height of three (3) feet in the clear sight triangle area.
- e.) Slope, Cuts: A driveway/access drive may not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way line. Where a driveway/access drive enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed fifty percent (50%) in slope within twenty-five (25) feet of the point at which the driveway/access drive intersects the street right-of-way. The height of the bank must not exceed three (3) feet within ten (10) feet of the street.
- f.) Drainage Pipes: If requested, a drainage pipe placed under a driveway along a Township road shall be of sufficient size to convey stormwater, as approved by the Township Supervisors.”

Section 504.a - Shall be amended to read as follows: “a. All burial plots or facilities shall be located at least 50 feet from all property or street lines.”

Section 705.f – Shall be amended to read as follows: “ All accessory structures shall have a minimum of 20 feet front, side and rear setbacks from adjoining properties and their right-of-way line of streets. Utility sheds shall have a 10 foot front, side and rear setback from adjoining properties and right-of-way line of streets.”

Section 507.b – Shall be amended as follows:

“DRIVEWAYS/ACCESS DRIVES

- a) Width: Within ten (10) feet of the street right-of-way, driveways/access drives may not exceed thirty-five (35) feet in width or be less than twelve (12) feet in width.
  
- b) Number: The number of driveways/access drives may not exceed two (2) per lot of any one street frontage. The Zoning Hearing Board may grant permission by special exception for additional driveways/access drives where required to meet exceptional circumstances and where frontage of unusual length exists.
  
- c) Location: Driveways/access drives may not enter a public street.
  - 1. Within forty (40) feet of the street right-of-way line of an intersection street.
  - 2. Within five (5) feet of a fire hydrant.
  - 3. Within twenty-five (25) feet of another driveway/access drive on the same property.
  - 4. Within ten (10) feet of a property line.
  
- d) Sight Distances: A driveway/access drive must be located in safe relationship to sight distance and barriers to vision. A clear sight triangle of seventy-five (75) feet as measured along the street centerline and thirty (30) feet along the driveway centerline commencing at the street right-of-way line must be maintained for all residential driveways. Obstructions or plantings shall not exceed a height of three (3) feet in the clear sight triangle area.
  
- e) Slope, Cuts: A driveway/access drive may not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way line. Where a driveway/access drive enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed fifty percent (50%) in slope within twenty-five (25) feet of the point at which the driveway/access drive intersects the street right-of-way. The height of the bank must not exceed three (3) feet within ten (10) feet of the street.
  
- f) Drainage Pipes: If requested, a drainage pipe placed under a driveway along a Township road shall be of sufficient size to convey storm water, as approved by the Township Supervisors.”

Section 404.w – Shall be added to read as follows:

“A note shall be required on all plans stating the following:

‘WARNING: The Residential Lot(s) proposed by this subdivision plan are in the rural area of Washington Township. One primary use of this area is agriculture, and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agriculture machinery on local roads and other by-products of agricultural activity.’”

**Section 3.** The passage of this Ordinance amending in part the Washington Township Zoning Ordinance and the Washington Township Land Development and Subdivision Ordinance shall not be deemed to invalidate or repeal any provisions of the said Ordinances except as specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 19<sup>th</sup> day of August, 2002, by the Washington Township Board of Supervisors in lawful session duly assembled.

ATTEST:

Alma L. Kupp  
Secretary

TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA

By: David McHugh  
Supervisor

By: Kare Anderson  
Supervisor

By: Lynn Stough Jr  
Supervisor

WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 01-2003

AN ORDINANCE AMENDING WASHINGTON TOWNSHIP ZONING  
ORDINANCE SECTION 512(c).

Be it ordained and enacted by the Board of Supervisors of Washington  
Township, York County, Pennsylvania, that the Washington Township Zoning  
Ordinances shall be amended to read as follows:

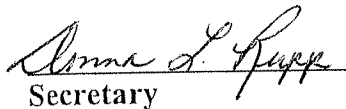
**Section 1.** The Washington Township Zoning Ordinance shall be amended as follows:

Section 512.c) – Shall be amended to read as follows: “The minimum permitted  
width of the “staff” is 35 feet.

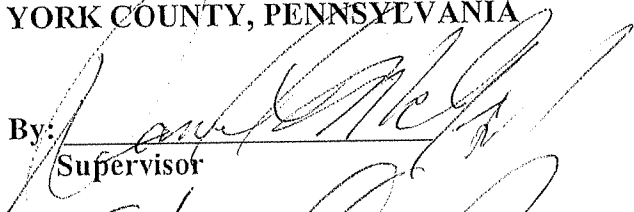
**Section 3.** The passage of this Ordinance amending in part the Washington Township  
Zoning Ordinance shall not be deemed to invalidate or repeal any  
provisions of the said Ordinance except as specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 21st day of July,  
2003, by the Washington Township Board of Supervisors in lawful session duly assembled.

ATTEST:

  
Secretary

TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA

By:   
Supervisor

By:   
Supervisor

By:   
Supervisor

**WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 02-2005**

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**AN ORDINANCE OF WASHINGTON TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA AMENDING ARTICLE IV, SECTION 406, ARTICLE III SECTION  
303, AND ARTICLE VII SECTION 751 OF WASHINGTON TOWNSHIP'S ZONING  
ORDINANCE**

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**BE IT ORDAINED AND ENACTED**, and it is hereby ordained and enacted by the Board of Supervisors of Washington Township, York County, Pennsylvania, under authority of law as follows:

**SECTION 1: Article IV, General Provisions, Section 406, shall be amended as follows:**

- (a) Section (d) shall be eliminated.
- (b) Section (b) Chart A Permitted Permanent Signs, P-10 Advertising Sign shall be eliminated
- (c) A new chart shall be titled "PERMANENT SIGNS PERMITTED BY SPECIAL EXCEPTION," shall be added which shall include the following entry:  
  
"SE-1 Advertising (Billboard) Sign      See Section 751"

**SECTION 2: Article III, Zone Regulation, Section 303, shall be amended as follows:**

- (a) Advertising (Billboard) Sign shall be made item 49.

**SECTION 3: Article VII, Advertising (Billboard) Sign, Section 751, shall read as follows:**

"In the R zone and subject to the requirements of that zone, except as herein modified and provided;

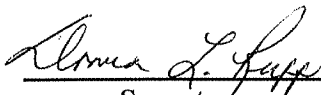
- (a) Advertising signs shall be permitted in addition to the principal use of any lot.
- (b) Advertising signs shall only be permitted along either minor arterial routes PA194 or PA74, as described in the Washington Township Comprehensive Plan.

- (c) Only one (1) advertising sign per lot shall be permitted.
- (d) No advertising sign shall exceed an overall size of one hundred fifty (150) square feet, nor exceed thirty-five (35) feet in height.
- (e) No advertising sign shall be located within five hundred (500) feet of another advertising sign.
- (f) All advertising signs shall be a minimum of fifty (50) feet from all side and rear property lines and from any driveway.
- (g) All advertising signs shall be set back a minimum of twenty (20) feet from any street right-of-way line.
- (h) No advertising sign shall obstruct the vision of motorists or adjoining commercial or industrial uses which depend upon visibility for identification.
- (i) Each sign shall have approval from Pennsylvania Department of Transportation (PENNDOT)."

**SECTION 4: Repealer.** The passage of this Ordinance amending Articles III, IV, VII, and Sections 406, 303 and 751 of Washington Township Zoning Ordinance shall not be deemed to invalidate or repeal any provisions of the said Ordinance Sections except as specifically provided herein.

**ORDAINED AND ENACTED** this 16<sup>th</sup> day of May 2005.

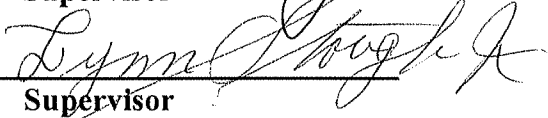
**Attest:**

  
 \_\_\_\_\_  
 Secretary

**WASHINGTON TOWNSHIP  
 YORK COUNTY, PENNSYLVANIA**

By:   
 \_\_\_\_\_  
 Supervisor

By:   
 \_\_\_\_\_  
 Supervisor

By:   
 \_\_\_\_\_  
 Supervisor

WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

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ORDINANCE NO. 2009-01

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**AN ORDINANCE AMENDING THE WASHINGTON TOWNSHIP ZONING  
ORDINANCE ENACTED ON OCTOBER 17, 1977, AS AMENDED, BY ADDING THE  
DEFINITION OF COMMERCIAL RECREATIONAL FACILITIES AND PROVISIONS  
THEREFOR**

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**BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Washington Township, York County, Pennsylvania as follows:

Section 1. Section 203 of the Zoning Ordinance is revised to delete the term and definition of Commercial Recreational Establishment and replace it with the following term and definition:

**COMMERCIAL RECREATIONAL FACILITIES - A use of land, including any necessary structures, permitted by special exception or variance, for activities, such as, but not limited to: a swimming pool, tennis court, golf driving range, miniature golf, golf course, ski slopes, drive-in theater, bowling alley, billiard parlors, video arcades, amusement parks, health and fitness clubs, batting cages, all-terrain vehicle trails, motorcycle (including motorbikes or "go carts") trails or racing facilities, motor speedways (including "drag strips") and related or similar operations. It, however, excludes an outdoor trap, skeet, rifle, pistol or archery range.**

Section 2. Section 513 shall be added to the Zoning Ordinance and shall read as follows:

**Section 513                    COMMERCIAL RECREATIONAL FACILITIES**

**The following shall apply to Commercial Recreational Facilities (if a discrepancy exists between any regulations contained within this Ordinance and any other Township regulations, the regulation which imposes the greater restriction shall apply):**

**A. Within the Township, Commercial Recreational Facilities are only permitted within the Rural Residential Zone by special exception or variance.**

**B. Uses permitted by the Zoning Hearing Board shall be subject to all provisions within the Zoning Ordinance and to the following criteria:**



- 1. The minimum setbacks of all structures from public roads shall be 100 feet from the Township or State right of way line.**
- 2. The principle use or such facilities shall be set back three hundred (300) feet, from any adjoining residential properties or uses.**
- 3. No man-made structures, with the exception of fencing, shall be allowed within the area between the property line of such facilities and the setback line.**
- 4. Access to such facilities shall be by a paved access drive in accordance with Township specifications. All facilities shall have direct access to an arterial or collector roadway, as identified in the Washington Township Comprehensive Plan.**
- 5. Off-street parking shall be provided at a minimum of one space for each employee and one space for each three patrons or seats.**
- 6. Any lighting provided at such facilities shall be subject to the provisions of this Ordinance regarding outdoor lighting of the Washington Township Zoning Ordinance.**
- 7. Accessory uses such as food sales, beverage sales, gift, souvenir shops, and similar activities must be approved separately by the Zoning Hearing Board.**
- 8. Noise from the facilities shall not exceed 80 decibels at 100 feet from the property line.**
- 9. The hours of operation shall be between 9:00 a.m. and 9:00 p.m. unless a variance to this provision is granted by the Zoning Hearing Board due to the nature of the proposed use.**
- 10. A chain link fence at least 8 feet in height shall surround the facility unless a variance to this provision is granted by the Zoning Hearing Board due to the nature of the proposed use. Said fence shall be maintained in good condition.**
- 11. Any use which abuts a non-commercial use shall provide a vegetative buffer strip of 20 feet in width. This buffer strip shall consist of evergreens at least 5 feet in height when planted, placed in a solid screening pattern, designed to grow at least 10 feet in height and maintained in good condition. As an alternative, a planted earthen mound at least 15 feet in height can be used.**

- 12. The facility shall be maintained in a dust-free state.
- 13. Adequate permanent sanitary facilities must be provided to accommodate the maximum number of patrons and/or personnel and approved by the PADEP.
- 14. Proof of an adequate water supply study by a qualified engineer must be provided to the Board of Supervisors and must indicate that the maximum proposed facility usage does not infringe upon existing area water usage.

**Section 3. Repealer:** The passage of this Ordinance amending in part the Washington Township Zoning Ordinance as of October 17, 1977, as amended, shall in no way be deemed to invalidate or repeal any provisions of said Ordinance, except as specifically provided for herein.

**Section 4. Severability.** Should any section of provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 5. Effective Date.** This Ordinance shall be effective five (5) days after its enactment by the Board of Supervisors of Washington Township, York County, Pennsylvania.

**ORDANINED AND ENACTED** this 20 day of July 2009.

Attest:

Diane J. Deardoff  
Secretary

**TOWNSHIP OF WASHINGTON  
YORK COUNTY, PENNSYLVANIA**

By: [Signature]  
Supervisor

By: [Signature]  
Supervisor

By: [Signature]  
Supervisor

WASHINGTON TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

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ORDINANCE NO. 2016-02

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AN ORDINANCE AMENDING THE WASHINGTON TOWNSHIP ZONING  
ORDINANCE ENACTED ON OCTOBER 17, 1977, AS AMENDED, BY REVISING  
DEFINITIONS AND ADDING SECTIONS FOR TRANSFER OF BUILDING RIGHTS  
AND ECHO HOUSING

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**BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Washington Township, York County, Pennsylvania as follows:

**Section 1.** Section 203 of the Zoning Ordinance is revised to delete the term and definition of Lot, Parcel, and Tract and replace it with the following terms and definitions:

**Lot:** A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. Terms such as parcels and tracts within an area of land established by a plat or otherwise as permitted by law, shall not constitute separate lots for the purpose of determining building rights, construction, permitting, or for other purposes of this Ordinance. Such terms assigned within an area of land shall be considered descriptive only, regardless of the granting of separate deeds or separate tax assessments or formal subdivisions, unless specifically indicated on the approval, of a Parent Tract after October 17, 1977.

**ECHO Housing** (Elder Cottage Housing Opportunities): An additional single family, temporary dwelling unit use added to a property for occupation by elderly, handicapped or disabled persons related by blood, marriage or adoption to the occupants of the principal dwelling.

**Parent Tract:** An individual lot as it existed and is identified on the York County Tax Parcel Map on October 17, 1977. The York County Tax Map and the October 17, 1977 date shall be the determining factors in the determination of remaining building rights available for a Parent Tract regardless of the granting of separate deeds or separate tax assessments or formal subdivisions, unless specifically indicated on the approval, of a Parent Tract after October 17, 1977.

**Road Frontage Building Right:** A building lot with road frontage that meets the requirements of the zone in which it is located.

**Section 2.** Section 419 shall be added to the Zoning Ordinance and shall read as follows:

**SECTION 419      TRANSFER OF BUILDING RIGHTS**

A. One (1) building right may be transferred from one lot to another lot provided the following provisions are met:

1.      The lots must be adjacent; and
2.      The transferring lot must have a minimum of two (2) building rights available, one of which must be a road frontage building right; and
3.      The transferring lot must have an established residence; and
4.      The receiving lot must have road frontage available with adequate road front distance as required in the zone in which it is located; and
5.      The receiving lot must have no building rights available.
6.      Neither the transferring lot nor the receiving lot shall be a flag lot as permitted in Section 512.

B. The transfer of one (1) building right to a property causes the forfeiture of an available road frontage building right from the transferring property.

1.      Transferred building rights cannot be replaced through transfers from other properties.
2.      Regardless of the number of available building rights a property may have, only one (1) may be transferred per lot.

C. Other conditions which apply:

1.      Only one (1) building right may be transferred to a given lot.
2.      The building right transferred may not be retransferred to another lot.
3.      The provisions for properties eligible and recording of deeds regulated in the PA MPC Section 619.1 shall be followed.
4.      A copy of the transfer documents must be provided to the Township.

**Section 3.** Section 513 shall be added to the Zoning Ordinance and shall read as follows:

**SECTION 513.      ECHO Housing**

A. ECHO Housing is subject to the provisions of the zone in which it is to be located and to the following criteria:

1. ECHO housing shall be considered a temporary use solely for the occupants for which it is designed and shall not be used as an apartment or any other residential use, except residential use by the owner of the principle dwelling.
2. The total land coverage for the principal dwelling, any existing accessory structures and the ECHO Housing together shall not exceed the maximum requirement for the zone in which the ECHO housing is located.
3. The ECHO Housing shall be occupied by either elderly, handicapped or disabled persons related to the occupant of the principal dwelling by blood, marriage or adoption.
4. The ECHO Housing shall be occupied by a maximum of two (2) people.
5. ECHO housing must be incorporated into an existing dwelling through remodeling of or addition to the principle dwelling.
  - a. ECHO units, such as mobile homes, recreational vehicles or separate buildings, detached from the principle dwelling are prohibited.
  - b. The ECHO unit's living space must be attached to the principle dwelling by at least one (1) common wall with a connecting interior door, which can be accessed by the principle dwelling. Breeze ways, sunrooms, garages, carports, hallways and other similar connective structures are not considered living space under this Section.

#### B. Utilities

1. For sewer and water supply, the ECHO housing shall be physically connected to those systems serving the principal dwelling.
  - a. No separate utility systems or connections shall be constructed or used.
  - b. All connections shall meet the applicable utility company standards.
2. If on-site sewer or water systems are to be used, the applicant shall submit evidence to the Board of Supervisors showing that the total number of occupants in both the principal dwelling and the ECHO Housing will not exceed the maximum capacities for which the one unit systems were designed, unless those systems are to be expanded, in which case the expansion approvals are to be submitted. Any connection to or addition to an existing on site sewer system shall be approved by the Township SEO.

C. A minimum of one (1) off street parking space, with unrestricted ingress and egress to the street, shall be provided for the ECHO Housing.

D. The ECHO Housing shall not be permitted in the required front yard setback and shall adhere

to all side and rear yard setback requirements for principal uses.

E. All applicable construction codes and regulations shall apply.

1. Upon the proper installation of the ECHO housing, the Zoning Officer shall issue an Occupancy Permit.

2. At no time may such units be used for any other purpose than ECHO housing.

F. Applicant shall provide the Township with a notarized statement indicating agreement with such conditions as stated above and it shall be kept by Township officials.

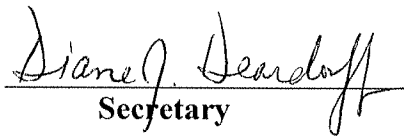
**Section 4. Repealer.** The passage of this Ordinance amending in part the Washington Township Zoning Ordinance of October 17, 1977, as amended, shall in no way be deemed to invalidate or repeal any provisions of said Ordinance, except as specifically provided for herein.

**Section 5. Severability.** Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 5. Effective Date.** This Ordinance shall be effective five (5) days after its enactment by the Board of Supervisors of Washington Township, York County, Pennsylvania.

**ORDAINED AND ENACTED** this 19<sup>th</sup> day of September.

**Attest:**

  
Secretary

**WASHINGTON TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
Chairman