

## LEGAL NOTICE

Notice is hereby given that the Board of Supervisors of East Drumore Township, Lancaster County, Pennsylvania will hold a public hearing on Thursday, May 1, 2025, at 7:30 p.m. at the East Drumore Township Municipal Building, 925 Robert Fulton Highway, Quarryville, Lancaster County, Pennsylvania, in accordance with the Municipalities Planning Code and at the conclusion of the public hearing or at a subsequent public meeting held within 60 days of the date of the publication of this advertisement, shall consider enacting and, if appropriate, will take a vote on adopting and enacting Ordinance No. 1-2025, the caption of which is as follows: **ORDINANCE NO. 1-2025. AN ORDINANCE OF THE TOWNSHIP OF EAST DRUMORE, LANCASTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 120, ZONING ORDINANCE, OF THE EAST DRUMORE TOWNSHIP CODE OF ORDINANCES INCLUDING PORTIONS OF ARTICLES II, IV, V AND VI, WHICH AMENDMENTS INCLUDE REVISING DEFINITIONS; ADDING AND DELETING PERMITTED USES; REVISING AREA AND BULK REQUIREMENTS; REVISING GENERAL REQUIREMENTS; REVISING REGULATIONS FOR SHORT-TERM RENTALS; PROVIDING FOR A CLUSTER DEVELOPMENT OPTION; AND OTHER REVISIONS.** A brief summary of the proposed ordinance is set forth below. **Section 1** modifies and adds certain definitions of terms used in the Ordinance. **Section 2** modifies the uses allowed within the Agricultural District by deleting farm dwellings and non-farm single family dwellings as permitted uses and by establishing new standards limiting the number of subdivisions and non-agricultural uses allowed for existing farms. **Section 3** deletes short-term lodging accommodations as a permitted use in the Agricultural District and adds Accessory Dwelling Unit as a permitted use subject to specific regulations. **Section 4** replaces the term Bed and Breakfast use with the term Short Term Rental use in multiple sections throughout the Ordinance. **Section 5** amends the area and bulk requirements within the Agricultural District set forth in Section 120-16.G. **Section 6** removes Short Term Lodging as an allowed use within the R-1 Residential District and amends the area and bulk requirements within the R-1 Residential District. **Section 7** removes Short Term Lodging as an allowed accessory use within the R-2 Residential District. **Section 8** amends Section 120-18.D.5 to allow conversions of an existing residential structure from a one-family dwelling to a two-family dwelling within the R-2 Residential District. **Section 9** amends Section 120-18.D.6 by allowing multiple family dwellings in the R-2 Residential District as part of a Cluster Development pursuant to criteria set forth in Section 120-18.E.2. **Section 10** amends the conventional design requirements for single and two family dwellings and adds a new section 120-18.E.2 establishing design standards and requirements for a cluster development within the R-2 Residential District. **Section 11** amends parking standards for residential uses in the R-2 Residential District. **Section 12** deletes transient dwelling rooms, multiple dwelling units and bed and breakfasts as permitted uses in the Commercial District; adds contractor's shop and storage yard as a permitted use; and revises the area and bulk requirements for uses within the Commercial District. **Section 13** amends the Common Regulations found in Section 120-40 by adding new requirements for a conservation plan and a nutrient / manure management plan and establishing regulations for more than one principal use on a lot, vehicular access to buildings and garage and yard sales. **Section 14** deletes Section 120-43.E prohibiting the location of storm drainage or sewage disposal systems. **Section 15** amends Section 120-47.3 by deleting the requirements for Short-term Lodging Accommodations and replacing it with new requirements for Short Term Rentals. **Section 16** amends Section 120-39.2 by deleting all references to "R-2" relating to Boarding Horses in this section and all subsections. **Section 17** deletes Section 120.39.3 regulating bed and breakfast uses. **Section 18** revises the area and bulk requirements for Residential Accessory buildings set forth in Section 120-40. **Section 19** adds Section 120-47.4 setting forth the requirements for common open space. The proposed ordinance includes a repealer and severability provision as well as an effective date provision. A copy of the proposed Ordinance may be examined at the Township Office located in the Township Building during regular business hours from 8:30 a.m. – 11:30 a.m. on Mondays, Wednesdays and Fridays. A copy of the proposed ordinance may be obtained for the cost of reproduction at the Township Building during the above hours. A copy of the Ordinance also may

be examined without charge at the offices of this newspaper (LNP) and at the Lancaster County Law Library located at 50 N. Duke Street, Lancaster, PA 17602. If you wish to attend the hearing and are a person with a disability requiring an auxiliary aide, service, or other accommodation, please contact the East Drumore Township Office (717) 786-3622 to discuss how the Township can best accommodate your needs.

BOARD OF SUPERVISORS

EAST DRUMORE TOWNSHIP