

COLERAIN TOWNSHIP

Lancaster County, Pennsylvania

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ORDINANCE NO. 2015-02

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AN ORDINANCE TO AMEND THE COLERAIN TOWNSHIP ZONING ORDINANCE OF 2011 TO AMEND SECTIONS 6.03 AND 6.40 TO ADD REGULATIONS GOVERNING ACCESSORY NON-COMMERCIAL KEEPING OF DOMESTICATED ANIMALS, TO AMEND REGULATIONS GOVERNING PRIVATE GARAGES, AND TO AMEND ARTICLE III SECTION 3.02 DEFINITIONS

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Colerain Township, Lancaster County, Pennsylvania, as follows:

BACKGROUND: Colerain Township adopted and enacted a new Zoning Ordinance in July, 2011. Since that time it has been determined that revisions need to be made to the Zoning Ordinance to add certain regulations and to amend and correct other sections of the Zoning Ordinance.

NOW THEREFORE, it is hereby ordained and enacted by the Board of Supervisors of Colerain Township, Lancaster County, Pennsylvania, that the Colerain Township Zoning Ordinance July 2011 is amended as follows:

1. Article VI, Supplementary District Regulations, Section 6.03 Accessory Buildings and Structures – Animal Shelters is hereby amended to delete the current Section 6.03 in its entirety and to substitute the following:

6.03 Accessory Non-Commercial Keeping of Domesticated Animals

Noncommercial keeping of domesticated animals, excluding dogs and cats, on lots of less than ten (10) acres, where accessory to an existing or approved single-family detached dwelling shall be a permitted, subject to the following:

# 1. Number of Animal Units\*

## Animal Equivalent Units

<u>Lot Area</u>	<u>Zoning Districts R, VC and LB</u>	<u>Agricultural Zoning District</u>
0 – 50,000 sq. ft.	2.1	3.1
50,001 sq. ft. – 1.99 acres	3.1	4.1
2.0 – 3.99 acres	4.1	5.1
4.0 – 9.99 acres	6.1	7.1

10 + Acres Subject Agricultural Use Standards

\* Domesticated Animal Equivalent Unit – One Thousand Pounds live weight of domesticated animals regardless of the actual number of individual animals comprising the unit. No animal shall count as more than one animal unit. **This Animal Unit definition only applies to 6.03.**

The following weights shall be utilized for determining Animal Equivalent Units:

<u>Livestock</u>	<u>Animal Size in Pounds</u>
Cattle	
Dairy	1,500
Beef	1,400
Veal	350
Swine	
Pigs	200
Gestating Sow (limit fed)	275
Sow and 8 Pigs	375
Boar (limit fed)	350
Sheep	100
Horse	1,000
Poultry	
Layer	4
Layer, Heavy	7
Pullet	3
Broiler	4
Roaster	7
Turkey	20
Duck	7

Guinea	3 - 4
Pheasant	3
Chukar	1.5
Quail	0.5

Source: PA DEP, *Field Application of Manure, and Poultry Manure Management*.

## 2. Maximum Structure Size (including overhangs and projections)

Lot Area	Maximum Structure Size (sq ft)	
	Zoning Districts R, VC and LB	Agricultural Zoning District
0 – 50,000 sq ft	1000	1000
50,001 sq ft – 1.99 acres	1200	1200
2 – 3.99 acres	1400	1400
4 – 9.99 acres	1800	1800

10 + Acres Subject to Agricultural Zone Requirements

## 3. Specific Requirements

- A. All structures used to house domesticated animals shall be prohibited from placement in the front yard. Side and rear yard setbacks shall comply with the principal use setbacks of the respective zoning district.
- B. All structures used to house domesticated animals shall be located a minimum of 200 feet from a dwelling other than that of the owner.
- C. All structures used to house domesticated animals shall be limited to a total maximum height of 28 feet as defined by Article III.
- D. All outdoor pasture/recreation areas shall be enclosed with fencing to prevent the escape of animals.
- E. All animal wastes shall be stored in a completely enclosed structure and disposed of, so as not to be objectionable to the adjoining properties. All animals, their housing, and their outdoor pasture/recreation areas shall be properly maintained so as not to become a nuisance to adjoining properties.

4. Supplementary Regulations

A. In any zoning district, the maintenance of up to four dogs or cats (a total of four animals in any combination) over the age of six months is permitted for non-commercial purposes. (See Kennels Section 6.28). An outdoor shelter must be located in the rear yard at least twenty-five (25) feet from a property line and at least one hundred and fifty (150) feet from the nearest dwelling other than that of the owner.

B. In any zoning district, the maintenance of pigeons or fowl is permitted for non-commercial purposes subject to the following:

1. The area in which the fowl or similar birds shall be kept must be enclosed by a fence to prevent the escape of animals and shall be located at least fifty (50) feet from any property line and one hundred (100) feet from the nearest dwelling other than that of the owner and be located in the rear yard area.
2. The number of fowl or similar birds per property shall be limited to 100 lbs. per acre of lot area with a maximum of 100 animals per property.

C. All animal wastes shall be stored in a completely enclosed structure and disposed of, so as not to be objectionable to the adjoining properties. All animals, their housing, and their outdoor pasture/recreation areas shall be properly maintained so as not to become a nuisance to adjoining properties.

2. Article VI, Supplementary District Regulations, Section 6.40 Private Garages is hereby amended as follows:

a. Section 6.40 is amended to read "Private Garages" and to delete reference to Carriage Houses/Horse Barns.

b. Section 6.40.01 is amended to Read as follows:

Maximum Capacity: The construction of an attached and/or detached garage shall be permitted provided that the total horizontal projection or footprint, including walls and overhangs, shall not exceed 1000 square feet.

c. Section 6.40.02 Maximum Dimensions is amended to provide that Total Square Footage is 1000 square feet and Height is 28 feet.

d. Section 6.40.03 is amended to delete the reference to carriage house or horse barn. The remaining provisions of this section shall remain unchanged.

3. Article III, Definitions, Section 3.02 is amended to delete the definition for Yard and to substitute the following:

YARD - An area between the permitted structures and the property lines.

Yard, Front - The area contained between the principal structure and the street right-of-way line, except that where a portion of the site has a front property line that is located away from the street right-of-way and runs generally parallel to the street, the front yard shall also include that area that is located between the principal structure and the front property line that generally parallels the street. A corner lot shall have two (2) front yards.

Yard, Rear - The area contained between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be that area between the principal structure and that lot line which is directly opposite the above-described front yard. On corner lots, the rear yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s).

Yard, Side - The area(s) between a principal structure and any side lot line(s). For flag lots, the side yards shall be the area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal structure.

ORDAINED AND ENACTED this 5th day of January, 2015, by the Board of Supervisors of the Township of Colerain, Lancaster County, Pennsylvania, in lawful session duly assembled.

Attest: Caren B. Lish  
Secretary

COLERAIN TOWNSHIP  
Lancaster County, Pennsylvania

By: Walter S. Todd II  
Chairman, Board of Supervisors

Scott E. Shoemaker  
Supervisor

Samuel D. Remhart  
Supervisor