

PARADISE TOWNSHIP, YORK COUNTY
PENNSYLVANIA

ORDINANCE NO. 2018-02

AN ORDINANCE AMENDING THE PARADISE TOWNSHIP CODE OF ORDINANCES,
CHAPTER 27, ZONING ORDINANCE AS AMENDED

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Paradise Township, York County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of Paradise Township shall be amended as follows:

SECTION 1: Section 1401, Accessory Uses and Structures shall be amended to delete the language in A.2 in its entirety and place it with the following:

- A. 2. An Accessory structure shall not be located within a front yard. This restriction shall not apply to structures to a principal agricultural use, such as a barn.

SECTION 2: Section 1401, Accessory Uses and Structures shall be amended to add the following:

- A. 3. The following shall not be used as an accessory structure or storage unit within Paradise Township: (The use of the below mentioned units is permitted to be used as construction offices and storage on active construction sites.)
- a. Mobile homes or other structures that have been built and titled under the Pennsylvania Motor Vehicle Code (e.g. recreation vehicles, tractor trailers).
 - b. Non-licensed structures that are intended for the transportation of goods or for offsite storage of items (e.g. sea containers, shipping containers such as PODS).

SECTION 3: Section 1408, Outdoor Storage shall be amended to delete subsections A.1, A.2. and A3. in their entirety and replace them with the following:

- A. 1. In the A, RC, LDR, MDR and V Districts, no outdoor storage or stockpiling of any material is permitted within the front yard.
2. In the A, RC, LDR, MDR, and V Districts, the outdoor stockpiling of materials for more than 3 months is prohibited. Firewood to be used on the lot on which it is stored may be stockpiled in a side or rear yard for an indefinite period of time.
3. Outdoor storage of raw materials, finished products, or merchandise shall be surrounded by an opaque fence or wall 6 feet in height or screening that meets the requirements of Section 1411.C.

SECTION 4: Section 1602, Required Off-Street Parking shall be amended to revise the chart in subsection G. Table of required off-street parking spaces, under Use, Residential Uses and Required Parking Spaces as follows:

Dwelling Unit	3 per dwelling unit.
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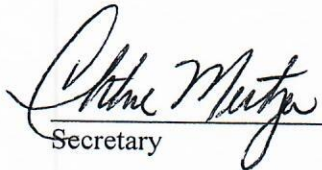
SECTION 5: The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

SECTION 6: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and an independent provision, and such holding shall not affect the validity of the remaining portions hereof. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid section, subsection, sentence, clause, phrase or portion not been included herein.


SECTION 7: EFFECTIVE DATE. This Ordinance shall become effective five (5) days after the adoption thereof.

ENACTED AND ORDAINED, this 8th day of October 2018.

Attest:


Secretary

**PARADISE TOWNSHIP BOARD
OF SUPERVISORS**

By: 
Chairman