

TYRONE TOWNSHIP
Adams County, Pennsylvania

ORDINANCE NO. 2020-01

AN ORDINANCE AMENDING SECTIONS 12-403.H.1.i and 12-503.I.1.i OF THE TYRONE TOWNSHIP ZONING ORDINANCE WITH REGARD TO LARGE-SCALE SOLAR ENERGY SYSTEMS, AMENDING SECTIONS 12-404 AND 12-504 WITH REGARD TO LARGE LOT SUBDIVISIONS, AND AMENDING SECTION 12-301.Y OF THE TYRONE TOWNSHIP ZONING ORDINANCE WITH REGARD TO REQUIRED FACILITIES FOR SPECIAL EVENTS FACILITIES

BE IT ORDAINED by the Board of Supervisors of the Tyrone Township, Adams County, Pennsylvania, as follows:

SECTION 1: The Tyrone Township Zoning Ordinance (the “Zoning Ordinance”) is hereby amended as follows:

Section 12-403.H.1.i of the Zoning Ordinance, “Large-Scale Solar Energy System,” is hereby amended in its entirety to state the following:

- i. A Large-Scale Solar Energy System facility, including, but not limited to solar panels, equipment, accessory structures and their appurtenances, shall occupy no more than 50% of the existing agricultural land on a parcel, whether in active production or fallow. The remaining agricultural lands on a parcel must be configured in a manner to allow for future agricultural use and cultivation.

Section 12-404.A of the Zoning Ordinance, “Conventional Option” is hereby amended to add the following section:

3. Large Lot/Lot Consolidation Option: Landowners may elect to combine the lot allocations that they are entitled to by the scale established in Section 403.A.1 to create a lot that is larger than the ordinarily required maximum lot area for the given use. If this option is elected, the maximum area of the large lot created by combining two or more of the entitled lot allocations shall be determined by adding two (2) acres to the maximum lot size for the given use for each additional lot allocation used to create the new lot.

In the event that the proposed lot exceeds 20 acres in size and exceeds the allowable maximum lot size when utilizing all remaining development allotments at the time of subdivision, one lot exceeding 20 acres may be created but all development allotments will be used to create this lot and there will no further subdivision of the newly created lot or the parent lot permitted in the future.

Section 12-404.C of the Zoning Ordinance, “Add-On Lots” is hereby amended to add the following section:

4. Add-On lots shall not be used to circumvent the requirements within Section 404.A.3. If the receiving parcel, prior to the Add-On addition, is less than 20 acres and the final parcel size after subdivision will exceed the maximum lot size within Section 404.A.2, the Large Lot/Lot Consolidation criteria shall be applied to the portion of the Add-On lot and the corresponding number of lot allocations deducted from the remainder of the parent tract.

Section 12-503.I.1.i of the Zoning Ordinance, “Large-Scale Solar Energy System,” is hereby amended in its entirety to state the following:

- i. A Large-Scale Solar Energy System facility, including, but not limited to solar panels, equipment, accessory structures and their appurtenances, shall occupy no more than 50% of the existing agricultural land on a parcel, whether in active production or fallow. The remaining agricultural lands on a parcel must be configured in a manner to allow for future agricultural use and cultivation.

Section 12-504.A of the Zoning Ordinance, “Conventional Option” is hereby amended to add the following section:

3. Large Lot/Lot Consolidation Option: Landowners may elect to combine the lot allocations that they are entitled to by the scale established in Section 503.A.1 to create a lot that is larger than the ordinarily required maximum lot area for the given use. If this option is elected, the maximum area of the large lot created by combining two or more of the entitled lot allocations shall be determined by adding two (2) acres to the maximum lot size for the given use for each additional lot allocation used to create the new lot.

In the event that the proposed lot exceeds 20 acres in size and exceeds the allowable maximum lot size when utilizing all remaining development allotments at the time of subdivision, one lot exceeding 20 acres may be created but all development allotments will be used to create this lot and there will no further subdivision of the newly created lot or the parent lot permitted in the future.

Section 12-504.C of the Zoning Ordinance, “Add-On Lots” is hereby amended to add the following section:

4. Add-On lots shall not be used to circumvent the requirements within Section 504.A.3. If the receiving parcel, prior to the Add-On addition, is less than 20 acres and the final parcel size after subdivision will exceed the maximum lot size within Section 504.A.2, the Large Lot/Lot Consolidation criteria shall be applied to the portion of the Add-On lot and the corresponding number of lot allocations deducted from the remainder of the parent tract.

Section 12-1301.Y of the Zoning Ordinance, "Required Facilities," is hereby amended in its entirety to state the following:

Y. Special Events Facilities

Eight (8) parking spaces for every 250 square feet of gross floor area. Gross floor area, for the purpose of this section, shall include any outdoor event space or seating area, including, but not limited to, tent areas, patios, pavilions, and other similar seating or gathering areas.

SECTION 2: In all other respects, the Zoning Ordinance shall remain as heretofore enacted, ordained and amended.

SECTION 3: The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the validity of any remaining provisions of this Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted and enacted as if such unconstitutional, illegal or invalid provision had not been included therein.

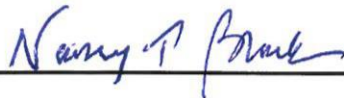
SECTION 4: Any ordinances or parts of ordinance inconsistent herewith are hereby repealed.

SECTION 5: This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 2020-01 this 19th day of February, 2020 by the Board of Supervisors of Tyrone Township.

ATTEST:

BOARD OF SUPERVISORS
TYRONE TOWNSHIP



By: 

Nancy T. Black
Assistant Township Secretary

Russell L. Raub
Chairman