

BOROUGH OF STRASBURG

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE STRASBURG BOROUGH ZONING ORDINANCE OF 1993 TO AMEND THE ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PROPERTIES LOCATED ALONG THE EAST AND WEST SIDE OF HAMPDEN DRIVE, FROM THE RESIDENTIAL ZONE (R-2) TO THE RESIDENTIAL ZONE (R-3); TO ADD DEFINITIONS FOR ADAPTIVE REUSE, AWNING, CANOPY, CARPORT, CONVERSION APARTMENT, AND DRIVE-THRU CANOPY; TO WAIVE MINIMUM PARKING REQUIREMENTS FOR ADAPTIVE REUSE IN THE COMMERCIAL ZONE (C-1); TO CLARIFY REGULATIONS REGARDING SETBACK MODIFICATIONS; AND TO PROVIDE FOR OTHER NON-SUBSTANTIVE UPDATES.

WHEREAS, the Strasburg Borough Planning Commission has forwarded a recommendation for several changes to the Strasburg Borough Zoning Map and Zoning Ordinance; and

WHEREAS, the area presently zoned Residential (R-2) along the east and west sides of Hampden Drive is constructed entirely of townhouses, which is a dwelling type not permitted in the Residential Zone (R-2); and

WHEREAS, the dimensional requirements in the Residential Zone (R-2) are not appropriate for the townhouse dwellings constructed on small lots along Hampden Drive; and

WHEREAS, Borough Council wishes to rezone the areas along Hampden Road from Residential (R-2) to Residential (R-3) for the reasons stated; and

WHEREAS, the Borough would like to promote the adaptive reuse of structures within the historic Commercial Zone (C-1) to provide flexibility and prevent historic structures from being vacated and neglected; and

WHEREAS, the Borough desires to provide a definition of adaptive reuse and to waive the requirement to increase parking to meet minimum off-street parking requirements in association

with the adaptive reuse of structures in the Commercial Zone (C-1); and

WHEREAS, the Borough wishes to clarify that carports are structures subject to the minimum setback requirements; and

WHEREAS, the Borough desires to clarify regulations regarding setback modifications under Section 303 of the Zoning Ordinance to specifically designate carports as structures for which minimum setbacks apply; and

WHEREAS, the Borough also wishes to provide other non-substantive and/or corrective changes to the Zoning Ordinance.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by the Borough Council of the Borough of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinance is hereby amended by amending the Strasburg Borough Zoning Map, by changing the zoning classification of all properties to the east and west of Hampden Drive presently located within the Residential Zone (R-2), as depicted on the map attached hereto as Exhibit A, to the Residential Zone (R-3). The properties to be re-zoned hereby are designated by the following Lancaster County Tax Account numbers and addresses:

1. 570-81717-0-0000, 1101 Hampden Drive.
2. 570-64364-0-0000, 1102 Hampden Drive.
3. 570-77407-0-0000, 1103 Hampden Drive.
4. 570-59464-0-0000, 1104 Hampden Drive.
5. 570-74145-0-0000, 1105 Hampden Drive.
6. 570-57064-0-0000, 1106 Hampden Drive.
7. 570-72173-0-0000, 1107 Hampden Drive.
8. 570-54765-0-0000, 1108 Hampden Drive.
9. 570-69879-0-0000, 1109 Hampden Drive.
10. 570-50069-0-0000, 1110 Hampden Drive.
11. 570-67785-0-0000, 1111 Hampden Drive.
12. 570-47531-0-0000, 1112 Hampden Drive.
13. 570-63989-0-0000, 1113 Hampden Drive.
14. 570-47876-0-0000, 1114 Hampden Drive.
15. 570-67453-0-0000, 1115 Hampden Drive.
16. 570-47096-0-0000, 1116 Hampden Drive.
17. 570-66484-0-0000, 1117 Hampden Drive.
18. 570-44529-0-0000, 1118 Hampden Drive.
19. 570-65803-0-0000, 1119 Hampden Drive.
20. 570-43578-0-0000, 1120 Hampden Drive.
21. 570-65222-0-0000, 1121 Hampden Drive.
22. 570-43107-0-0000, 1122 Hampden Drive.
23. 570-64253-0-0000, 1123 Hampden Drive.
24. 570-42626-0-0000, 1124 Hampden Drive.
25. 570-62995-0-0000, 1125 Hampden Drive.

26. 570-42046-0-0000, 1126 Hampden Drive.
27. 570-61924-0-0000, 1127 Hampden Drive.
28. 570-41277-0-0000, 1128 Hampden Drive.
29. 570-61345-0-0000, 1129 Hampden Drive.
30. 570-39619-0-0000, 1130 Hampden Drive.
31. 570-60966-0-0000, 1131 Hampden Drive.
32. 570-38650-0-0000, 1132 Hampden Drive.
33. 570-60499-0-0000, 1133 Hampden Drive.
34. 570-38170-0-0000, 1134 Hampden Drive.
35. 570-37691-0-0000, 1136 Hamden Drive.
36. 570-37226-0-0000, 1138 Hampden Drive.

Section 2. The Zoning Ordinance, Section 112, Definitions, is hereby amended to add the following definitions alphabetically as follows:

ADAPTIVE REUSE – The practice of repurposing an existing building for a use other than the use for which it was originally constructed and/or previously permitted, consistent with the uses permitted in the zoning district, that preserves the existing/original exterior walls and roof, offering a sustainable alternative to demolition and construction, while preserving architectural and cultural heritage.

AWNING – A roof-like structure, made of canvas, plastic, or other non-rigid material, that serves as a shelter, as over a storefront, window, door, or deck.

CANOPY – A protective roof-like covering, usually of fabric, mounted on a frame. The term does not include drive-thru canopies.

CARPORT – A roofed structure for automobile parking/storage, usually attached to a house and not fully enclosed like a garage, but with at least one side open to the outdoors.

CONVERSION APARTMENT – The conversion of an existing structure to contain more than two separate dwelling units.

DRIVE-THRU CANOPY – A permanent roofed structure used only on commercial properties such as automobile filling stations.

Section 3. The Zoning Ordinance, Article 2, Zones, Section 205, Commercial Zone (C-1), Section 205.12, Off-Street Parking, is amended to provide as follows:

205.12 Off-Street Parking - Off-street parking shall be provided as specified in Section 310 of this Ordinance and shall be located in the rear yard, provided, however, that an applicant requesting an adaptive reuse shall only be required to maintain such off-street parking as was associated with the previous use.

Section 4. The Zoning Ordinance, Article 3, General Provisions, Section 303, Setback Modifications, Section 303.2, Accessory or Appurtenant Structures, shall be amended to provide

as follows:

303.2 Accessory or Appurtenant Structures – The setback regulations do not apply to:

1. Bus shelters; telephone booths; and cornices, eaves, chimneys, steps, canopies, awnings, and similar extensions, but do apply to porches and patios, whether covered or not, and carports.

* * * *

Section 5. The Zoning Ordinance, Article 3, General Provisions, Section 310, Off-Street Parking Requirements, Section 310.1 shall be amended to provide as follows:

310.1. Off-street parking shall be required in accordance with the provisions of this section prior to the occupancy of any building or use, so as to alleviate traffic congestion on streets. Subject to the provisions of Section 205.12 with respect to adaptive reuse in the Commercial Zone (C-1), these facilities shall be provided whenever:

1. A building is constructed or a new use is established;
2. The use of an existing building is changed to a use requiring more parking facilities; and/or,
3. An existing building or use is altered or enlarged so as to increase the number of parking spaces required.

Section 6. The Zoning Ordinance, Article 4, Specific Criteria, Section 417, Family Day-Care Facilities, Section 417.1 shall be amended as follows:

417.1. Within the (R-H, R-1, R-2, R-3 and CO) Zones, and within Village Overlay Developments, family day-care facilities are permitted by special exception, subject to the following criteria:

Section 7. The Zoning Ordinance, Article 7, Administration, Section 701, Permits, Section 701.2.7, shall be amended to provide as follows:

7. Information demonstrating compliance with the Strasburg Borough Construction Code Ordinance, or as an alternative, information demonstrating the inapplicability of the Strasburg Borough Construction Code Ordinance.

Section 8. The Secretary of the Borough is directed to change, and duly certify, the Strasburg Borough Zoning Map so as to effectuate the reclassification of the properties referenced in Section 1 herein from their present classification as Residential Zone (R-2) to Residential Zone (R-3).

Section 9. All other sections, parts and provisions of the Strasburg Borough Zoning

Ordinance of 1993 shall remain in full force and effect as previously enacted and amended.

Section 10. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 11. This Ordinance shall take effect and be in force after its enactment by the Borough Council of the Borough of Strasburg in accordance with the provisions of the Borough Code.

DULY ORDAINED AND ENACTED this ____ day of _____, 2025, by the Borough Council of the Borough of Strasburg, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF STRASBURG
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this _____ day of _____, 2025.

Mayor