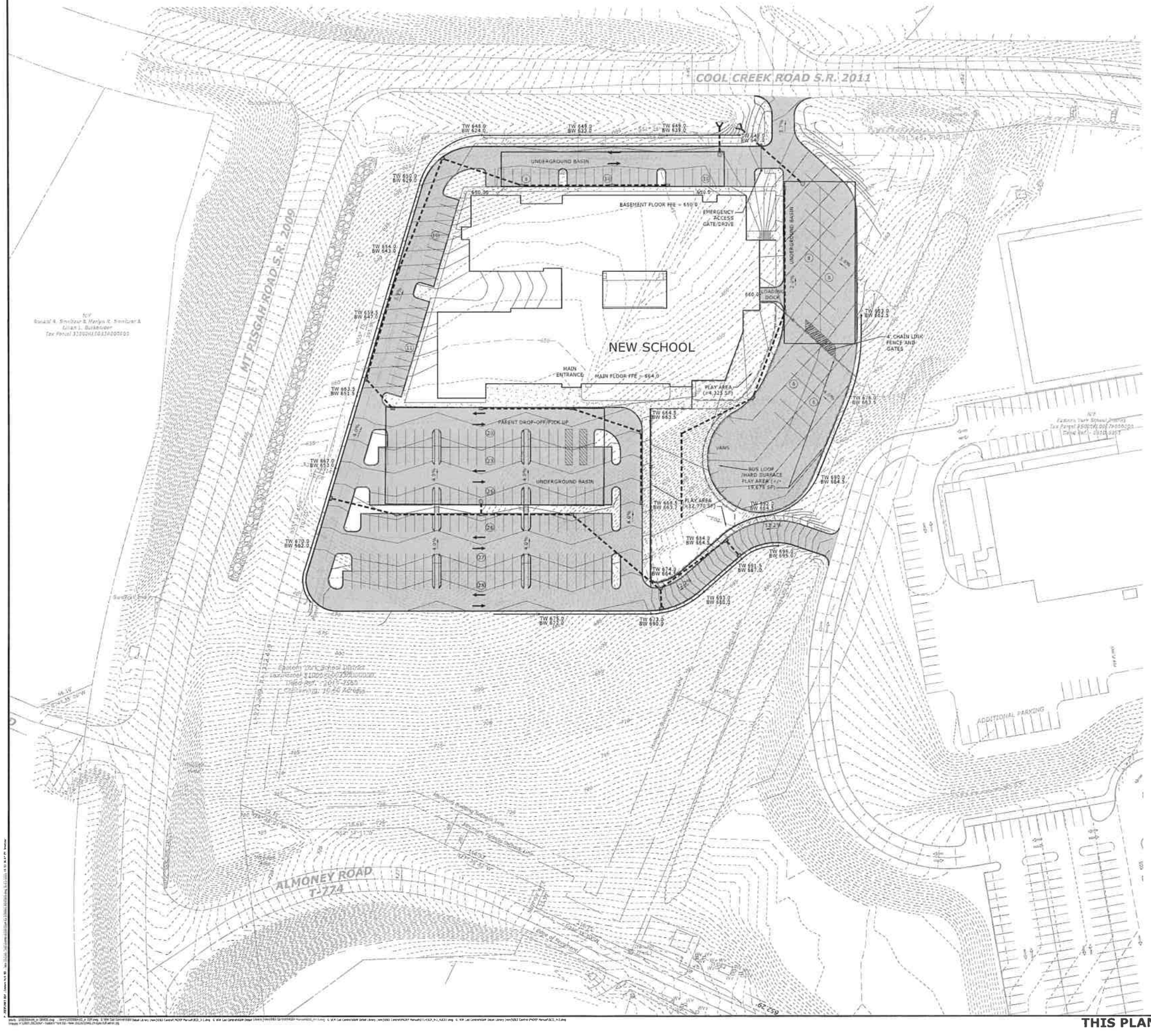

HELLAM TOWNSHIP (HT)

ZONING DATA

ZONING DISTRICT: (RA) RURAL AGRICULTURAL ZONE

EXISTING & PROPOSED USE: EDUCATIONAL

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	2 ACRES	N/A
MAX. LOT AREA	2-1/2 ACRES	10.49 ACRES
MIN. LOT WIDTH	200 FEET (AT BUILDING LINE) 110 FEET (AT RIGHT-OF-WAY)	>200 FEET
FRONT YARD SETBACK	40 FEET PRINCIPAL; 100 FEET ACCESSORY	>40 FEET
SIDE YARD SETBACK	30 FEET PRINCIPAL; 20 FEET ACCESSORY	>30 FEET
REAR YARD SETBACK	60 FEET PRINCIPAL; 20 FEET ACCESSORY	>60 FEET
PARKING SETBACK	25 FEET	14 FEET
MAX. LOT COVERAGE	15%	47.45%
MAXIMUM BUILDING HEIGHT	35 FEET	±39 FEET (PER ORDINANCE DEFINITION OF HEIGHT)
MINIMUM PLAY AREA REQUIRED	65 SF/STUDENT = 48,750	36,770 SF

PARKING REQUIREMENTS (HT)

SCHOOL, PRIVATE AND PUBLIC (LESS THAN OR EQUAL TO 10TH GRADE, INCLUDING COLLEGES)

REQUIREMENT: 1 SPACE PER EVERY THREE STUDENTS PLUS 1 SPACE PER TEACHER
(WE BELIEVE THE ORDINANCE TO BE IN ERROR - AS LISTED FOR "SCHOOLS GREATER THAN OR EQUAL TO 10TH GRADE INCLUDING KINDERGARTEN," THE REQUIREMENT IS 1 SPACE PER EVERY SIX STUDENTS PLUS 1 SPACE PER TEACHER. THESE REQUIREMENTS ARE COUNTER-INTUITIVE. FOR THE PURPOSES OF THIS CALCULATION, WE ARE USING THE LATTER REQUIREMENT.)

CALCULATION:	BUILDING STUDENT CAPACITY: 750 divided by 6	=	**125 SPACES**
	ANTICIPATED TEACHERS: 79	=	**79 SPACES**
	SUBTOTAL:	=	**204 SPACES**

PROFESSIONAL OFFICES (DISTRICT OFFICE)

REQUIREMENT: 1 SPACE PER 300 SF GROSS FLOOR AREA

CALCULATION:	GROSS FLOOR AREA: 6,040 SF divided by 300	=	**20 SPACES**
	SUBTOTAL:	=	**20 SPACES**
TOTAL REQUIRED SPACES		=	**224 SPACES**
SPACES PROVIDED (ALL-DAY)		=	**198 SPACES**
SPACES PROVIDED (AFTER-HOURS / BUS PARKING)		=	**28 SPACES**
TOTAL SPACES PROVIDED		=	**226 SPACES**

HELLAM TOWNSHIP ZONING REQUESTS

CONDITIONAL USE

SECTION 409-12.C(22) - INTERMEDIATE SCHOOL WITHIN A RURAL AGRICULTURAL ZONE.

VARIANCES

SECTION 490-12.L - MAXIMUM IMPERVIOUS LOT COVERAGE. THE MAX LOT COVERAGE IS 15%.

SECTION 490 21.F.1(A) - DISTURBANCE WITHIN STEEP SLOPES GREATER THAN 25%.

SECTION 490-115.B - MINIMUM PARKING LOT SETBACK FOR SCHOOL USES IS 25 FEET.

SECTION 490-115.D - OUTDOOR PLAY AREA. THE MINIMUM REQUIRED AREA IS 65 S.F. PER STUDENT. OFF-STREET PARKING LOTS SHALL NOT BE USED AS OUTDOOR PLAY AREA.

SECTION 490-12G.(1) - BUILDING HEIGHT

GRAPHIC SCALE
1" = 50 FEET

K&W DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
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P: 717.635.2435
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ZONING EXHIBIT

NEW INTERMEDIATE SCHOOL
FOR
EASTERN YORK SCHOOL DISTRCIT

HELLAM & LOWER WINDSOR TOWNSHIPS YORK COUNTY, PA

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JUNE 02, 2025
K&W PROJECT:	2003.064
DRAWN BY:	PKB
CAD DRAWING:	2003064-03 ZONING REVISED.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
SITE AND GRADING PLAN

SHEET:
1 OF 4

THIS PLAN IS NOT FOR BIDDING OR CONSTRUCTION PURPOSES.