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ORDINANCE NO. 2026-XX
HELLAM TOWNSHIP
YORK COUNTY, PENNSYLVANIA

AN ORDINANCE OF HELLAM TOWNSHIP, YORK
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 490 OF THE
ORDINANCE OF THE TOWNSHIP OF HELLAM

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Hellam,
and it is hereby enacted and ordained, as follows:

SECTION 1: Amend Section § 490-25. N. to read as follows:

(g) An ADU, after three (3) years from conditional use approval date, may be converted into a Short-Term Rental (STR) following the requirements in the Short-Term Rental Ordinance.

~~(g)~~ (h) Changes to existing structures.

[1] Where a single-family detached dwelling is proposed to contain an accessory dwelling unit, the structure may be expanded as necessary to accommodate the dwelling unit, subject to the limitation on maximum square footage for such accessory dwelling unit as stipulated in Subsection N(1)(c) above. No such expansion shall be located, in whole or in part, in any front yard.

[2] The exterior of a single-family detached dwelling proposed to contain an accessory dwelling unit may be altered to add windows and/or doors necessary in the design and construction of the accessory dwelling unit. Doors may be added only to the side or rear walls of the structure.

[3] The applicant shall submit a site plan and elevation plans for the accessory dwelling unit.

~~(h)~~ (i) Where a community sewage system is available to serve the property, the accessory dwelling shall be connected to and served by such system. Where a community sewage system is not available, the applicant shall submit to the Township a permit issued by the Sewage Enforcement Officer for an on-site sewage disposal system. Such permit shall certify that the sewage disposal facilities are adequate for the projected number of residents. Where the existing on-site system is found by the Sewage Enforcement Officer to be inadequate to serve the projected demand, no approval shall be given for the accessory dwelling until the system is improved to meet the requirements and the Sewage Enforcement Officer issues a permit.

~~(i)~~ (j) One off-street parking space shall be required for the accessory dwelling unit, in addition to those utilized by the principal dwelling. The additional parking space shall not be located within any required yard area. The Zoning Hearing Board or Board of Supervisors, as the case may be, in its consideration of a special exception or conditional use for the accessory dwelling, may waive or modify this provision upon clear and convincing evidence from the applicant that the occupant or occupants of the accessory dwelling unit will not generate the need for an additional parking space.

SECTION 2.

Enacted and Ordained by the Board of Supervisors of Hellam Township, York County, Pennsylvania, in lawful session assembled, this _____ day of _____, 20__.

TOWNSHIP OF HELLAM

Attest:

Corina Mann, Secretary

Dave Cox, Chairman

DRAFT