

TOWNSHIP OF RAPHO
LANCASTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 2022-4

AN ORDINANCE AMENDING THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA, ZONING ORDINANCE TO CLARIFY FLOODPLAIN REGULATIONS, PROVIDE ALTERNATIVES FOR LANDSCAPED ISLANDS IN PARKING AREAS OR LOTS, REVISE STANDARDS FOR SOLAR ENERGY PRODUCTION FACILITIES, PROHIBIT CULTIVARS OF INVASIVE PLANTS, AND CORRECTING MINOR TYPOGRAPHICAL ERRORS.

WHEREAS, on November 7, 2013, the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, adopted a Comprehensive Zoning Ordinance entitled the Township of Rapho, Lancaster County, Pennsylvania, Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Board of Supervisors desires to make certain revisions to the Zoning Ordinance so as to clarify existing floodplain regulations, provide applicants with an alternative to required internal landscaped islands for parking areas for lots containing 20 or more parking spaces, revise existing standards related to solar energy protected facilities, and prohibit all non-invasive cultivars of listed invasive plants including, but not limited to, *Pyrus calleryana* (Bradford Pear), and correct minor typographical errors.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Rapho, Lancaster County, Pennsylvania, as follows:

Section 1. Section 202.128.dd (REGULATORY FLOOD ELEVATION) of the Zoning Ordinance is replaced in its entirety with the following text:

REGULATORY FLOOD ELEVATION – The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1½) feet.

Section 2. Section 202.185 (Definition of LANDSCAPE SCREEN STRIP) of the Zoning Ordinance is replaced in its entirety with the following:

LANDSCAPE SCREENING STRIP – A completely planted visual barrier composed of shrubs, trees, fences, walls, earthen berms, etc., arranged to form both a low-level and a high-level screen between grade and a minimum height of six (6) feet.

Section 3. Table 3-1.2 of Section 301.B.2.d of the Zoning Ordinance is amended to delete “Solar Energy Production Facility” within the Agricultural (A) and Rural (R) Zones and renumber the remaining subsections.

Section 4. Table 3-4.2 of Section 304.B.2.e of the Zoning Ordinance is amended to add “Solar Energy Production Facility” as a conditional use in the Industrial (IND) Zone, but not permitted

in the Commercial Recreation (CR) Zone and Highway Commercial (HC) Zone, and renumber the remaining subsections.

Section 5. Sections 402.Q.1.a, 402.Q.2.a, 402.Q.2.b, 402.Q.3.b.(2)(a), 402.R.2, 402.S.5, 402.U.1, 402.U.4.a and 402.U.5 of the Zoning Ordinance are amended to replace “1% annual chance flood elevation” with “one hundred (100) year flood elevation.”

Section 6. Sections 402.Q.2.a and 402.Q.2.b of the Zoning Ordinance are amended to replace “one (1) foot” with “one and one-half (1½) feet.”

Section 7. Section 405.C.4.h of the Zoning Ordinance is amended to replace “insure” with “ensure.”

Section 8. Section 516.A.3 of the Zoning Ordinance is amended to add explanatory language following “with the base flood” to read “(i.e., the one hundred (100) year flood)” and to replace “one (1) foot” with “one and one-half (1½) feet.”

Section 9. Section 520.E. of the Zoning Ordinance is amended to delete subsection 3 and add a new subsection 8 to read as follows:

8. As an alternative to complying with the subsections immediately above, an applicant may prepare and submit an alternative landscaping plan, acceptable to the Township, that provides a minimum fifteen (15) foot wide landscape screening strip along the lot frontage. The landscape screening strip shall:
 - a. Be prepared in accordance with Section 526.
 - b. Exclude any fence or wall.
 - c. Have an area equal to or greater than the total area of all required internal parking lot landscape islands.

Section 10. Section 520.H.2.c.(3) of the Zoning Ordinance is amended to delete the word “the” before “all.”

Section 11. Table 5-26.2 and Section 526.F.2.c of the Zoning Ordinance are amended to delete footnote 1 references from (1)(b), (1)(e), (2)(a), (2)(e), (2)(q), (2)(r) and (3)(c), amend (2)(e) to replace “Winged Euonyimus” with “Winged Euonymus,” and to delete the text of footnote 1.

Section 12. Section 607.D. of the Zoning Ordinance is amended to delete subsection 4 and renumber the remaining subsections and Section 607.F.15 is amended to replace “solar” with “wind.”

Section 13. 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 the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 14. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Rapho as provided by law.

DULY ORDAINED AND ENACTED this 15th day of September, 2022, by the Board of Supervisors of the Township of Rapho, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS OF THE
TOWNSHIP OF RAPHO
Lancaster County, Pennsylvania

Attest: 
(Assistant) Secretary

By: 
(Vice) Chairman



I, Mark Erb, Secretary of the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of Rapho Township held on September 15, 2022, at which meeting a quorum was present and voted in favor thereof.

A handwritten signature in black ink, appearing to read 'Mark Erb', written over a horizontal line.

Mark Erb, Secretary