

**ORDINANCE NO. 167 OF 2024**

**BUTLER TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA,  
BY THE BUTLER TOWNSHIP BOARD OF SUPERVISORS AND  
THE BOROUGH OF ARENDTSVILLE, COMMONWEALTH OF  
PENNSYLVANIA, BY THE ARENDTSVILLE BOROUGH COUNCIL,  
AMENDING AND SUPPLEMENTING THE ARENDTSVILLE  
BOROUGH AND BUTLER TOWNSHIP ZONING ORDINANCE  
(ORDINANCE NO. 164 OF 2022, AS AMENDED)**

**BE IT ENACTED AND ORDAINED** by both Butler Township, Adams County, Pennsylvania, by the Butler Township Board of Supervisors, and by the Borough of Arendtsville, Adams County, Pennsylvania, by the Arendtsville Borough Council, and it is hereby enacted and ordained by the authority of the same as follows:

**SECTION 1: TEXT AMENDMENT**

Article 6: Rural Residential (RR) District, Section 601: Use Regulations, C. Special Exception Uses, shall be amended by adding the following:

11. School

**SECTION 2: TEXT AMENDMENT**

Article 7: Residential (R) District Section 701: Use Regulations, C. Special Exception Uses, shall be amended by adding the following:

7. School

**SECTION 3: TEXT AMENDMENT**

Article 8: Village Residential (VR) District, Section 801: Use Regulations, C. Special Exception Uses, shall be amended by adding the following:

11. School

**SECTION 4: TEXT AMENDMENT**

Article 4: Mixed Use (MU) District, Section 401: Use Regulations, C. Special Exception Uses, shall be amended by adding the following:

11. School

**SECTION 5: TEXT AMENDMENT**

Article 14: Performance Standards, Section 1401: DDD. Schools shall be added and read as follows:

1. All buildings shall be set back at least 100 feet from any Residential or V Zoning Districts.

2. No part of a school property shall be located within 1,000 feet of a property containing an adult-oriented facility (as defined herein) or within 300 feet of a property containing an automobile filling station.
3. For schools providing education to minors, an outdoor play area shall be provided at the rate of 100 square feet per individual enrolled. Off-street parking areas shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back at least 25 feet from all property lines. Outdoor play areas shall be completely enclosed by a fence not less than six feet high and shall be screened from adjoining properties in the Residential and V Zoning Districts. All plant materials within the outdoor play areas shall be nonharmful types (that is, shall not be poisonous or thorny). All outdoor play areas shall be wholly or partially shaded by trees or a pavilion(s).
4. Passenger drop-off and pick-up areas shall be provided and arranged so that students need not cross traffic lanes on or adjacent to the site.
5. Off-street parking areas shall be designed to prevent incoming traffic from backing onto public streets. All required parking shall be located on the site of the facility. Parking areas shall be set back a minimum of 25 feet from all street rights-of-way and 30 feet from adjoining properties in the R or V Zoning Districts.
6. Sufficient exterior lighting shall be required to provide convenience and safety for people utilizing the facility but shall be arranged to prevent glare on adjoining properties and streets.
7. All outdoor storage, parking, and loading areas shall be screened from adjoining residential uses.
8. Consideration shall be given to traffic problems. If the nature of the school facility is such that it will generate a medium or high volume of vehicular traffic, that is, in excess of 750 vehicle trips per day (as per the Pennsylvania Department of Transportation standard and the latest edition of the Trip Generation Manual of the Institute of Transportation Engineers), then access should be by an arterial or collector street as designated in the Township Comprehensive Plan.
9. Stadiums are subject to the following additional regulations:
  - a. Required parking will be determined based upon a combination of the types of activities proposed and the schedule listed in this chapter. In addition, an unimproved grassed overflow parking area for peak-use periods shall be required. Such overflow parking area(s) shall be accessible only from the interior driveways of the permanent parking lot. Overflow parking areas shall be designed and fenced or landscaped to prevent vehicles from crossing adjoining properties or directly accessing adjoining roads. Soil erosion, sedimentation control, and stormwater runoff shall be managed in accordance with all applicable laws and regulations. If, at any time after the opening of the facility, the Supervisors determine that traffic backups are occurring on adjoining roads, and such backups are directly related to the size or design of the parking area(s), the Supervisors can require the applicant

to revise the design of the parking lot(s) and/or provide additional on-site parking spaces or paved or grassed overflow parking areas.

- b. Any booths or other structures used for the collection of admission and/or parking fees shall be set back and arranged to prevent vehicle backups on adjoining roads during peak arrival periods. Any other collection of fees, such as by roaming parking lot attendants, shall be conducted in such a manner as to prevent vehicle backups on adjoining roads. If, at any time after opening, the Township determines that traffic backups are occurring on adjoining roads, and such backups are directly related to the means of access to the subject property, the Township can require the applicant to revise such means to relieve the undue congestion.
- c. Uses involving outdoor activities and/or display shall provide sufficient screening and/or landscaping measures to mitigate visual and/or audible impacts on adjoining properties.
- d. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system will not exceed the ambient noise level generally attributable to the use as measured at each property line.

## **SECTION 6: TEXT AMENDMENT**

Article 14: Performance Standards, Section 1401: X. Home Occupation No. 5 shall be amended to read as follows:

5. The home occupation shall be no more than 25% of the livable floor area of the dwelling. No more than twenty-five percent (25%) of the livable Floor Area of the Dwelling may be devoted to the Home Occupation. The Applicant shall submit floor plans of the Dwelling or the Accessory Structure devoted to Home Occupation Use. Said floor plans shall clearly depict the portion of the Building devoted to Home Occupation Use.

## **SECTION 7: TEXT AMENDMENT**

Article 16: Parking, Section 1601: Parking Design Standards: E. Dimensional Requirements shall be amended to read as follows:

E. Dimensional Requirements.

- 1. Each parking space shall not be less than 10 feet wide by 20 feet long.

## **SECTION 8: TEXT AMENDMENT**

The Zoning Map shall be amended by switching several properties on the west side of Route 34 from the Biglerville Borough Line to Winding Brook Road from residential to Mixed Use. The enclosed zoning map gives the proposed change in the parcels to be affected.

**SECTION 9: REPEALER**

All other provisions of the previous Arendtsville Borough and Butler Township Zoning Ordinances, which are contrary to this Ordinance, are expressly repealed.

**SECTION 10: SAVINGS CLAUSE**

In all other respects, the Arendtsville Borough and Butler Township Zoning Ordinances shall remain as previously enacted and ordained.

**SECTION 11: SEVERABILITY**

The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause, or part thereof is, for any reason, held to be invalid or to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses, or part of this Ordinance.

**SECTION 12: EFFECTIVE DATE**

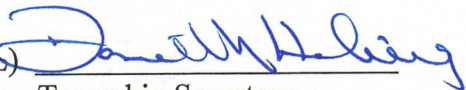
This Ordinance (Ordinance No. 167 of 2024) shall be effective on April 11, 2024.


**IN WITNESS WHEREOF**, the present Ordinance has been duly enacted and ordained by the Butler Township Board of Supervisors this 8th day of April, 2024.

**BUTLER TOWNSHIP, COUNTY OF ADAMS, PENNSYLVANIA  
BUTLER TOWNSHIP BOARD OF SUPERVISORS**

ATTEST

BY:

(SEAL)   
Township Secretary

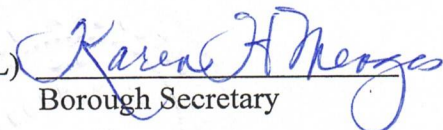
  
Edward Wilkinson, Chairman


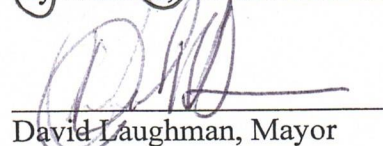
**IN WITNESS WHEREOF**, the present Ordinance has been duly enacted and ordained by the Arendtsville Borough Council this 10th day of April, 2024.

**BOROUGH OF ARENDTSVILLE, COUNTY OF ADAMS, PENNSYLVANIA  
ARENDTSVILLE BOROUGH COUNCIL**

ATTEST

BY:

(SEAL)   
Borough Secretary

  
Jay Johnson, Council President  
  
David Laughman, Mayor