

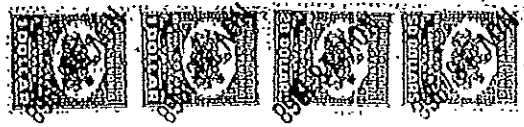
line of the said Pennsylvania Legislative Route No. 36015 and the center line of Township Road I 476; thence along the said Township Road I 476 and lands now or late of John M. Kendig Estate, South Fifty-four (54) degrees thirty (30) minutes East five hundred fourteen and eighty hundredths (514.80) feet to an iron pin, a corner of land conveyed by the grantor herein to Harry K. and Mary Key; thence along land conveyed to the said Harry K. and Mary Key and containing in the bed of Township Road I 476 and following three (3) courses and distances: (1) South one (1) degree fifty-three (53) minutes East two hundred fifty-five and seventy-eight hundredths (255.78) feet to a spike; (2) South ten (10) degrees fifteen (15) minutes East, a distance of two hundred fifty and fifteen hundredths (250.15) feet to a point within the right-of-way of Bell Telephone Company; and (3) South no. (0) degrees fifty-eight (58) minutes East, a distance of ninety and fifty hundredths (90.50) feet to an iron pin, a corner of land now or late of John Graybill, said point being situated on the East side of the existing road and Township Road I 476; thence along land now or late of John Graybill North eighty-eight (88) degrees fifteen (15) minutes West, a distance of six hundred ninety-three (693) feet to an iron pin, a corner of land now or late of William Schneider, said last mentioned line having crossed over an iron pin set a distance of twenty-two and forty-seven hundredths (22.47) feet from the last described point, and also having crossed the right-of-way of Bell Telephone Company as established for underground cable.

beginning at a spike located at the intersection of the center line of the said Pennsylvania Legislative Route No. 36015 and the center line of Township Road I 476; thence along the said Township Road I 476 and lands now or late of John M. Kendig Estate, South Fifty-four (54) degrees thirty (30) minutes East five hundred fourteen and eighty hundredths (514.80) feet to an iron pin, a corner of land conveyed by the grantor herein to Harry K. and Mary Key; thence along land conveyed to the said Harry K. and Mary Key and containing in the bed of Township Road I 476 and following three (3) courses and distances: (1) South one (1) degree fifty-three (53) minutes East two hundred fifty-five and seventy-eight hundredths (255.78) feet to a spike; (2) South ten (10) degrees fifteen (15) minutes East, a distance of two hundred fifty and fifteen hundredths (250.15) feet to a point within the right-of-way of Bell Telephone Company; and (3) South no. (0) degrees fifty-eight (58) minutes East, a distance of ninety and fifty hundredths (90.50) feet to an iron pin, a corner of land now or late of John Graybill, said point being situated on the East side of the existing road and Township Road I 476; thence along land now or late of John Graybill North eighty-eight (88) degrees fifteen (15) minutes West, a distance of six hundred ninety-three (693) feet to an iron pin, a corner of land now or late of William Schneider, said last mentioned line having crossed over an iron pin set a distance of twenty-two and forty-seven hundredths (22.47) feet from the last described point, and also having crossed the right-of-way of Bell Telephone Company as established for underground cable.

All that certain tract of land situated on the East side of Pennsylvania Legislative Route No. 36015, in the Township of Providence, County of Lancaster and State of Pennsylvania, as shown on a survey prepared by H. R. Huch Enginee, Inc., dated January 10, 1962 and reviewed February 25, 1963, said tract being more fully bounded and described as follows:

(\$7,200.00) in hand paid, the receipt whereof is hereby acknowledged, the said grantor do hereby grant and convey to the said grantee

Conveyance That in consideration of SEVEN THOUSAND TWO HUNDRED



Grantors: HOWARD K. FISHER and ARLENE M. FISHER, husband and wife, of the Township of Providence, County and State aforesaid, as tenants by the entirety, parties of the second part, hereinafter called the

Grantees: wife, of the City of Lancaster, County of Lancaster and State of Pennsylvania, parties of the first part, hereinafter called the

Parties: D. MARK SCHMANGER and RUTH B. SCHMANGER, husband and

Made the 18th day of November Nineteen hundred and sixty-eight (1968)

Wm. H. Huch

PA. WARRANT NO. 30428 NOV 20 1968 K 58 222

the South line of said right-of-way being situated a distance of two hundred fifty-two and thirty-five hundredths (252.35) feet West of the beginning point of the last mentioned course; thence along lands now or late of William Schneider North thirty-five (35) degrees forty-seven (47) minutes East, one hundred ninety-four and seventy (194.70) feet to an iron pin; thence continuing along other lands now or late of William Schneider, North seventy-eight (78) degrees two (2) minutes West, a distance of three hundred eighty-four and twenty-six hundredths (384.26) feet to a spike located in the center of Penna. Legislative Route No. 36015, the last line having crossed over a pin. a distance of thirty-one and eight hundredths (31.08) feet from the last described corner or point; thence along Penna. Legislative Route No. 36015 the following three (3) courses and distances: (1) North forty-one (41) degrees fifty-three (53) minutes East, two hundred forty-four and ninety-four hundredths (274.94) feet to a spike; (2) North thirty-eight and forty-seven hundredths (38.47) feet East, East, a distance of one hundred seventy-five and twenty-six hundredths (175.26) feet to a point; and (3) North thirty-two (32) degrees forty-five (45) minutes East, a distance of three hundred forty-seven and thirty-three hundredths (347.33) feet to a spike, or the place of BEGINNING.

CONTAINING eleven and seven hundred twenty-four thousandths (11.724) acres.

BEING THE REMAINING portion of the same premises which William H. Schneider and Naomi C. Schneider, husband and wife by deed dated July 2, 1952 and recorded in the Office of the Recorder of Deeds in and for Lancaster County in deed Book G, Volume 42, page 581, granted and conveyed unto D. Mark Schwager and Ruth B. Schwager, husband and wife, their heirs and assigns.

AND ALSO BEING THE SAME PREMISES which Pearl Brandon and Ruth Brandon, husband and wife by deed dated September 1, 1953 and recorded in the aforesaid Recorder's Office in deed Book D, Volume 43, page 144, granted and conveyed unto D. Mark Schwager and Ruth B. Schwager, husband and wife, their heirs and assigns.

MAIL

Paul A. McFinn

QUAKERTOWN, Pa.

R. D. #1

that the precise address of the grantee herein is

Springfield



Notary Public

Mark Schwanger

PAID
PA. 12.00
NO. 1
POST OFFICE

MY COMMISSION EXPIRES

Sept. 7, 1970

Special 12.00

On this, the 12 day of November 1968, before me a Notary Public in and for the State and County of LANCASTER County of LANCASTER Pa.

the undersigned officer, personally appeared D. MARK SCHWANGER and RUTH B. SCHWANGER, husband and wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.

County of LANCASTER }
 Commonwealth of Pennsylvania }

Mark Schwanger
 Mark Schwanger
Ruth B. Schwanger
 Ruth B. Schwanger
Mark H. Schwanger
 Mark H. Schwanger

Paul A. McFinn
 Paul A. McFinn
Mark Schwanger
 Mark Schwanger
Ruth B. Schwanger
 Ruth B. Schwanger

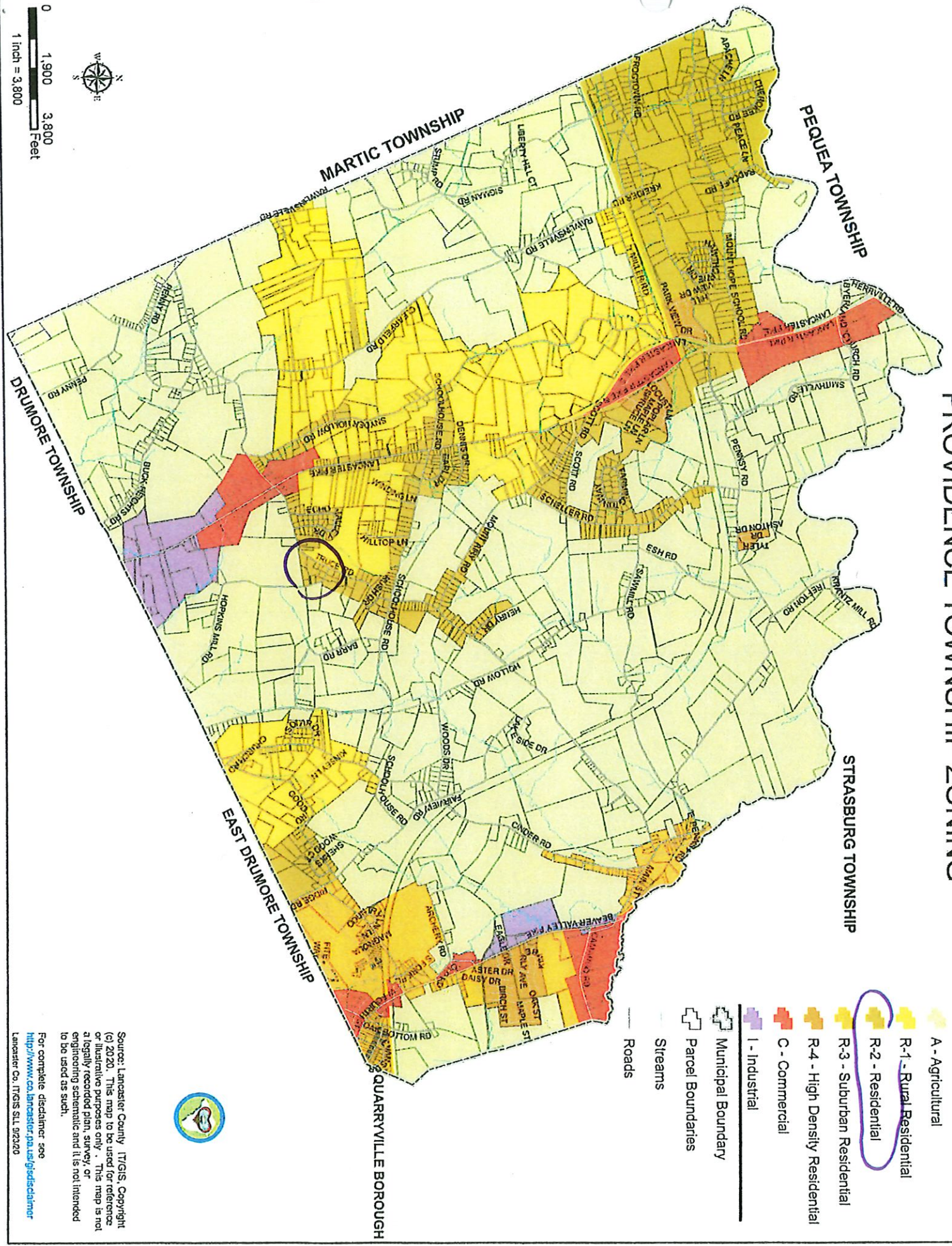
In witness whereof, said grantors have hereunto set their hands and seal this day and year first above written.

SOLANCO TAX PD. \$ 12.00

And the said grantor do hereby certify that the property hereby conveyed,

K 58 224

PROVIDENCE TOWNSHIP ZONING



ZONING DISTRICTS

- A - Agricultural
- R-1 - Rural Residential
- R-3 - Suburban Residential
- R-4 - High Density Residential
- C - Commercial
- I-1 - Industrial

- Municipal Boundary
- Parcel Boundaries
- Roads
- Streams



Source: Lancaster County IT/GIS, Copyright (c) 2020. This map is used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.

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 Lancaster Co. IT/GIS SLL 92320

Section 202 Residential Zone (R-2)

202.1 Purpose of Zone. This Zone provides opportunity for low density residential growth that serves to meet the Township's projected fair share of its housing demand. This Zone permits the continuation of low density residential uses as infill to existing development areas where no public utility service is anticipated in the foreseeable future.

Larger lot sizes are used to provide sufficient space to install on-site sewer and water facilities. Environmentally-based design provisions promote preservation and enhancement of the natural and cultural resources that contribute to the character and heritage of the Township.

202.2 Uses Permitted By Right.

202.2.1 **Bed and breakfasts**, subject to the requirements of Section 411.

202.2.2 **Communication antennas, towers and equipment co-located upon existing structures** (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements of Section 420.1.

202.2.3 **Farms.**

202.2.4 **Forestry uses**, subject to the requirements of Sections 432.

202.2.5 **Parks and playgrounds.**

202.2.6 **Public uses**, provided such use shall not include solid waste disposal and/or handling facilities, prisons or hospitals.

202.2.7 **Public utilities structures.**

202.2.8 **Schools.**

202.2.9 **Single-family detached dwellings.**

202.3 Accessory uses customarily incidental to the above permitted uses, including, but not limited to, the following:

202.3.1 **Alternative energy production facilities** (Geothermal Systems, Outdoor Hydronic Heater Systems Accessory Solar Energy Systems, Accessory Wind Energy Systems), subject to the requirements of Section 404.

202.3.2 **Beekeeping**, subject to the requirements of Section 412.

202.3.3 **Day-care - Family day-care facilities**, subject to the requirements of Section 424.

202.3.4 **Domestic composts**, subject to the requirements of Section 425.

202.3.5 **ECHO housing**, subject to the requirements of Section 427.

202.3.6 **Garage, yard and/or moving sales**, subject to the requirements of Section 433.

202.3.7 **Gardening and raising of plants for personal use.**

202.3.8 **Keeping of carriage and buggy horses**, for the sole purpose of providing means of transportation via a carriage, subject to the requirements of Section 442 when located on a

parcel of less than ten (10) acres.

- 202.3.9 **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 444.
- 201.3.10 **Manure storage facilities**, subject to the requirements of Section 446.
- 202.3.11 **No-impact home-based businesses**.
- 202.3.12 **Noncommercial keeping of livestock**, subject to the requirements of Section 451.
- 202.3.13 **Play structures**, provided such structures are confined to the side or rear yard and are located no closer than fifteen feet (15') from the closest side and or rear lot line.
- 202.3.14 **Residential swimming pools**, subject to the requirements of Section 456.
- 202.3.15 **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 459.
- 202.3.16 **Satellite dish antennas**, subject to the requirements of Section 461.
- 202.3.17 **Sheds**, provided that no more than two (2) such sheds shall be permitted for each principal residence.
- 202.3.18 **Signs**, subject to the requirements of Section 322.
- 202.3.19 **Customary accessory structures** incidental to the listed permitted uses, subject to the following setback requirements:

All accessory buildings shall be located in the rear or side yards, or in the front yard, provided that the accessory building is located behind the minimum building setback line. Accessory buildings on lots adjacent to actively-farmed properties in any zoning district shall be set back at least 10 feet from the side and rear property lines, with all other accessory buildings being set back from rear and side property lines, based on the square footage area of the building, as follows:

Area	Side Yard Setback	Rear Yard Setback
Less than 160 square feet	5 feet	5 feet
160-300 square feet	10 feet	10 feet

Buildings greater than 300 square feet in area shall have the same side and rear yard setbacks as principal buildings. *(Amended by Ordinance No. 17-02, 09/11/17)*

- 202.3.20 **Farm House Expansion**, subject to the criteria set forth in the definition of Farm House Expansion in Section 112. *(Amended by Ordinance No. 17-02, 09/11/2017)*

202.4 Uses Permitted By Special Exception. (Subject to the review procedures of Section 604.3.)

- 202.4.1 **Adaptive reuse of agricultural buildings**, subject to the requirements of Section 401.
- 202.4.2 **Cemeteries**, including, but not limited to, pet cemeteries, subject to the requirements of Section 416.
- 202.4.3 **Emergency services**, subject to the requirements of Section 428.

-
- 202.4.4 **Freestanding communication antennas, towers and equipment**, subject to the requirements of Section 420.2.
- 202.4.5 **Historic structure conversions**, subject to the requirements of Section 438.
- 202.4.6 **Home occupations** subject to the requirements of Section 440.
- 202.4.7 **Places of worship and related uses**, subject to the requirements of Section 453.
- 202.4.8 **Roadside stands** for the seasonal sale of agricultural products, subject to the requirements of Section 458.
- 202.4.9 **Vocational-Mechanical Trade School and Training Centers**.
- 202.5 General Provisions. All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3.

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202.6 Area and Design Requirements. All uses within the Rural Residential Zone shall comply with those standards listed in the following table:

AREA AND DESIGN REQUIREMENTS								
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks			Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
		At Building Setback	At Lot Frontage	Front	Side	Rear		
Agriculture & Horticulture Uses ^{1,2,3}	10 acres	200 ft.	N/A	50 ft.	50 ft.	50 ft.	10%	150 ft., provided structure is set back a distance at least equal to its height from the property line.
Single-Family Detached Dwellings	1 acre	150 ft.	120 ft.	50 ft.	15 ft.	35 ft.	20%	35 ft.
Other Principal Uses without public sewer ²	1 acre	150 ft.	120 ft.	50 ft.	15 ft.	35 ft.	20%	35 ft.
Single-Family Detached Dwellings & Other Principal Uses with public sewer	20,000 sq. ft.	100 ft.	85 ft.	35 ft.	15 ft.	30 ft.	35%	35 ft.
Accessory Structures Less than 160 square feet*	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 50 ft. setback is provided.**	5 ft.*	5 ft.*	Included in above	20 ft.
Accessory Structures 160-300 square feet*	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 50 ft. setback is provided.**	10 ft.*	10 ft.*	Included in above	20 ft.
Accessory Structures Buildings greater than 300 square feet*	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 50 ft. setback is provided.**	Same as a principal building*	Same as a principal building*	Included in above	25 ft.**
Forestry	5 acres	N/A	150 ft.	120 ft.	50 ft.	100 ft.	50 ft.	20%
Uses of Township Agencies & Authorities	None	None	None	None	None	None	100%	Unlimited

**(Amended by Ordinance No. 19-03, 06/03/2019) ** (Amended by Ordinance No. 20-03, 09/14/2020)*

¹ Special setback requirements - Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage or spent mushroom compost, structures for the cultivation of mushrooms shall be permitted within three hundred feet (300') of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than one hundred feet (100'). The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

² All uses relying upon on-lot sewers shall comply with Section 314.

³ The minimum lot size for agricultural and horticultural uses may be reduced by special exception, provided that the Zoning Hearing Board determines that the proposed use is in accordance with the Pennsylvania "Right to Farm" law.