

**EAST PROSPECT BOROUGH
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2024 – 3

**AN ORDINANCE AMENDING THE DEFINITION OF A
TWO-FAMILY DWELLING IN SECTION 203 AND
AMENDING SECTION 401.D OF THE EAST PROSPECT
BOROUGH ZONING ORDINANCE WITH REGARD TO
THE MINIMUM LOT WIDTH FOR A TWO-FAMILY
DWELLING.**

BE IT ENACTED AND ORDAINED by the Borough Council of East Prospect Borough, York County, Pennsylvania, and it is hereby enacted and ordained by the municipality of the same, as follows, to wit:

Section 1. The definition of a Two-Family Dwelling in Section 203 of the East Prospect Zoning Ordinance is hereby amended to read as follows:

DWELLING...

TWO-FAMILY DWELLING – A building containing two (2) dwelling units, having two (2) side yards and having one (1) party wall in common between the two (2) dwelling units. Each dwelling unit may be located on a separate lot.

Section 2. Section 401.D of the East Prospect Borough Zoning Ordinance, with regard to the Lot Area and Width for Two-Family Dwellings is hereby amended to read, as follows:

D. Lot Area and Width: Lot area and width not less than the following dimensions shall be provided for each principal use hereafter established in the R Zone.

Public Water & Sewer <u>Area</u>	<u>Width</u>	Public Water or Sewer <u>Area</u>	<u>Width</u>	Neither Public Water or Sewer <u>Area</u>	<u>Width</u>
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Single-Family Detached

14,000 sq. ft./unit	100 ft./unit	17,000 sq. ft./unit	120 ft./unit	40,000 sq. ft./unit	200 ft./unit
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Two-Family Dwelling

12,000
sq. ft./unit

50 ft./unit

NOT PERMITTED

NOT PERMITTED

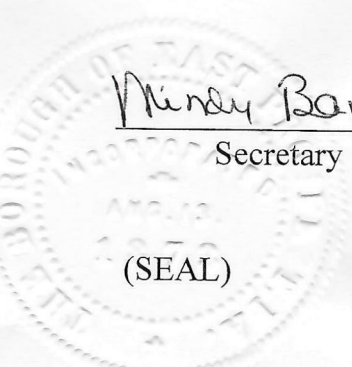
Section 3. The provisions of any prior Ordinance which are inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall become effective immediately upon adoption by the Council and approval by the Mayor of the Borough of East Prospect.

ENACTED AND ORDAINED this 6th day of November, 2024, in a lawful session, duly assembled.

ATTEST:

EAST PROSPECT BOROUGH
COUNCIL

A circular seal of the Borough of East Prospect is visible on the left side of the page, partially overlapping the signature of the Secretary. The seal contains the text "BOROUGH OF EAST PROSPECT" around the perimeter and "1892" in the center.
Mindy Barslinger
Secretary

By [Signature]
President

(SEAL)

APPROVED this 6th day of November, 2024.

[Signature]
Mayor