

TOWNSHIP OF WEST COCALICO

Lancaster County, Pennsylvania

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ORDINANCE NO. 135

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AN ORDINANCE TO AMEND THE WEST COCALICO TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, ZONING, TO REVISE DEFINITIONS AND REGULATIONS FOR RESIDENTIAL DWELLINGS.

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

Section 1. The Code of Ordinances of the Township of West Cocalico, Chapter 27, Zoning, Part 2, Definitions, §27-202, Terms, shall be amended by adding or revising the following definitions in alphabetical order:

*Dwelling* – A building or portion thereof used exclusively for residential occupancy as defined herein, including those types of dwellings listed below, but not including hospitals, hotels, boarding, rooming, and lodging houses, institutional houses, tourist courts, and any other facility offering overnight accommodations for guests or patients other than bed and breakfast establishments as defined herein. Dwellings may include prefabricated units which are capable of being transported to a site in whole or in part, provided the unit is permanently affixed to the ground by means of a hard-surfaced foundation that will not heave, shift or settle unevenly because of frost action, inadequate drainage, vibration or other forces acting on the superstructure and have permanent utility hookups (water, sewer, electric, etc.).

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*Dwelling Unit* – A building or portion thereof, forming a single habitable unit with facilities including living, sleeping, cooking and eating exclusively by one or more individuals living as a single housekeeping unit and constituting a family as defined herein which are used for residential occupancy as defined herein.

*Residential Occupancy* – The non-transient occupancy of a dwelling unit by one family for a continuous period of thirty (30) or more days. In order for the occupancy of a dwelling unit to be considered residential occupancy, such dwelling unit shall be owner occupied or shall be leased for a period of not less than thirty (30) continuous days.

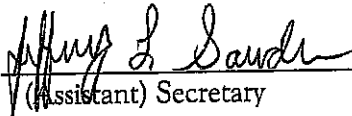
Section 2. All other sections, parts and provisions of the Code of Ordinances of the Township of West Cocalico shall remain in full force and effect as previously enacted and amended.


Section 3. 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 4. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of West Cocalico as provided by law.

DULY ORDAINED AND ENACTED this 2<sup>nd</sup> day of November, 2017, by the Board of Supervisors of the Township of West Cocalico, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WEST COCALICO  
Lancaster County, Pennsylvania

Attest:   
(Assistant) Secretary

By:   
(Vice) Chairman  
Board of Supervisors

[TOWNSHIP SEAL]