

BOROUGH OF RICHLAND, LEBANON COUNTY, PENNSYLVANIA

ORDINANCE 220

**AMENDING THE BOROUGH OF RICHLAND ZONING ORDINANCE,
ORDINANCE 220, AS AMENDED**

AN AMENDMENT TO ORDINANCE 220, AS AMENDED, THE BOROUGH OF RICHLAND ZONING ORDINANCE, AMENDING THE DEFINITION OF CUSTOMARY HOUSEHOLD PETS, AMENDING THE PERMITTED USES IN THE LOWER DENSITY RESIDENTIAL USE DISTRICT, AMENDING THE BUSINESS DISTRICT PROVISIONS REGARDING ACCESSORY BUILDINGS AND CUSTOMARILY INCIDENTAL USES, AMENDING THE ANIMALS AND POULTRY PROVISIONS OF THE SUPPLEMENTARY DISTRICT REGULATIONS, AND AMENDING THE SUPPLEMENTARY DISTRICT REGULATIONS TO INCLUDE A SECTION REGARDING EMOTIONAL SUPPORT ANIMALS AND SERVICE ANIMALS

WHEREAS, the proposed amendments to Ordinance 220, as amended, were provided to the Lebanon County Planning Department for review and comment at least thirty (30) days prior to the public hearing, as required by 53 P.S. § 10609; and

WHEREAS, after a public hearing and consideration of all information, comments, and questions raised or made therein, and comments received from the Lebanon County Planning Department, the Borough Council has deemed it beneficial to the health, safety, and welfare of the residents of Richland Borough to amend certain sections of the Zoning Ordinance, Ordinance 220.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Borough Council of the Borough of Richland, and it is hereby enacted and ordained, as follows:

SECTION 1. Article I – Definitions shall be amended as follows:

1.15 CUSTOMARY HOUSEHOLD PETS: Such pets which are customarily found within the home, including such pets as dogs, cats, hamsters, birds (other than poultry), and turtles.

SECTION 2. **Article VI – Low Density Residential Districts RLD** shall be amended as follows:

Section 6.2 – PERMITTED USES. shall be amended to add provision D.4., as follows:

4. Customary household pets as defined above shall be permitted within a residential structure.

SECTION 3. **Article VIII – Business District CD** shall be amended as follows:

Section 8.1 – PERMITTED USES.

(m) Accessory buildings and uses customarily incidental to the above uses.

Customary agricultural operations shall not be deemed an accessory building or use incidental to the above permitted uses. Customary household pets as defined above shall only be permitted within a residential structure.

SECTION 4. **Article XI – Supplemental District Regulations** shall be amended as follows:

Section 11.9 – ANIMALS AND POULTRY. Operations involving the use of buildings and land for farming, nurseries, greenhouses, riding academies, livery, boarding stables, dog kennels, animal hospitals, stock raising, dairying and poultry shall only be permitted in the use districts which expressly provide for them subject to the following restrictions:

[The remainder of Section 11.9 shall remain in effect without amendment.]

SECTION 5. **Article XI – Supplemental District Regulations** shall be amended to include the following Section:

Section 11.9.A. EMOTIONAL SUPPORT ANIMALS AND SERVICE ANIMALS.

A. In all residential structures and buildings, the occupant is permitted to have not more than one (1) companion animal that a medical professional has

determined provides a benefit for the individual with a disability. In order to qualify, the individual must have a verifiable disability and have a written statement from a physician or other medical professional stating that the person has a disability and that the emotional support animal provides a benefit for the individual with the disability.

- B. Service animals are permitted in all rental structures and buildings, which animals shall be limited to not more than one (1) and shall have been individually trained to perform a task for the benefit of the individual with a disability.
- C. As to both A. and B. above, the permission does not extend to animals that compromise the safety of others or impose a danger to other people within the housing unit or neighborhood.

SECTION 6. This Ordinance shall not change or affect the Richland Borough Official Zoning Map.

SECTION 7. All Ordinances or parts of Ordinances in conflict with these Zoning Ordinance amendments, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 8. Should any section or provision of this Ordinance be declared by the Court to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 9. This Ordinance shall become effective on the date of passage.

ORDAINED AND ENACTED INTO LAW THE ____ DAY OF _____,
2018.

RICHLAND BOROUGH:

Secretary Perri Shanaman

(V) President

ATTEST:

Mayor: Ray Shanaman