

**FAWN TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 3-2022**

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**AN ORDINANCE AMENDING THE FAWN TOWNSHIP ZONING ORDINANCE AS AMENDED, BY ADDING DEFINITIONS TO SECTION 103 FOR BARN, SPECIAL EVENT BARN AND ADDING A SPECIAL EXCEPTION USE TO SECTION 205, FOR SPECIAL EVENT BARN**

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**NOW THEREFORE BE**, be it enacted and ordained by the Fawn Township Board of Supervisors, York County, Pennsylvania as follows:

**SECTION 1.** Section 103.2; Definitions are amended to add the following with proper location in alphabetical order:

**Barn** – a building, accessory to a farm, that is used for storing agricultural equipment, hay, grain, and other crops, and often used for housing livestock.

**Special Event Barn** – a permanent structure that is/was being used as a barn, and the green space within fifty (50) feet of said structure, on a farm and which is sometimes used for the commercial purpose as a venue for weddings, receptions, and other gatherings, to include, but not limited to, birthday parties, retirement parties, anniversary parties, graduation parties, formal dinners, and business engagements.

**SECTION 2.** Section 205.3; Special Exceptions, Commercial Industrial Zone (CI) shall be amended to add the following:

“ah. Special Events Barn (see s. 603.60).”

**SECTION 3.** Section 603, Specific Standards and Criteria, shall be amended to add the following:

“Section 603.60       **Special Event Barn.** In the CI Zone as a special exception subject to the requirements of that zone except as herein modified and provided:

- a.       The Special Event Barn, fixtures, temporary tents and parking shall be set back at least thirty-five (35) feet from all property lines.
- b.       Any Special Event Barn shall be subject to the following set back requirements:  
Residential Zoning District Boundaries: 100 feet  
Existing Occupied Residential Structures: 100 feet

- c. Any additions or changes to the Barn to accommodate the use as a Special Event Barn shall be secondary and shall not drastically alter the visual or material character of the Barn except as necessary to provide for safe use by patron, and all additions or changes shall comply with applicable building codes.
- d. Attendance at a single event at a Special Event Barn shall be limited to no more than two (200) hundred persons. Staff for the event (e.g., security, caterers, etc.) shall not be included in the attendance count.
- e. The conduct of the event including fixtures, temporary tents and parking may extend to the grounds but may not extend into the building setback areas.
- f. Parking shall be on the property on which the Special Event Barn is located and shall be on the same contiguous land so that attendees to events should not need to cross a public road. Under no circumstances may parking be on a State or Township road, on other public property, or on private property other than that on which the Special Event Barn is located. Access Drives shall comply with Section 306 of the Zoning Ordinance.
- g. No event may begin before 11:00 a.m. (Monday through Saturday) and noon on Sunday or extend past 10:00 p.m., with all attendees to exit the premises by midnight.
- h. All entertainment must end at 10 p.m.
- i. All entertainment, including but not limited to DJs, music, bands, a dance floor or a stage shall be limited to the interior of the Special Events Barn.
- j. If the Barn does not include sufficient restroom facilities to meet the building code requirements then portable restroom trailers, approved by the Township's Sewage Enforcement Officer are required. The restroom trailer(s) must be located to reduce visibility from public roads and nearby residential structures.
- k. No commercial sale of food or beverages is allowed at any event associated with the use of the Special Event Barn.
- l. Alcoholic beverages may be served only as allowed by local and state laws. There shall be no retail sale of alcoholic beverages or food.
- m. Signs shall be erected only in accordance with the sign provisions of the Township sign ordinance.
- n. Any structure being used as a Special Event Barn shall be inspected, permitted and approved in accordance with the Building Permit Ordinance.

- o. Any changes necessary to accomplish the use as a Special Event Barn, (e.g., modifications to the building, driveways, parking areas, etc.) are subject to the Township’s Subdivision and Land Development Ordinance and Stormwater Ordinances, Zoning Ordinance and Uniform Construction Code, where applicable.
- p. No pyrotechnics may be used in conjunction with activities associated with the Special Event Barn.
- q. Special events may be held only on Fridays, Saturdays and Sundays, with smaller meetings with up to fifty (50) attendees permitted during the week.
- r. Trash shall be removed within 48 hours following the end of every special event.
- s. All trash must be stored within a commercial dumpster.
- t. The property owner or an employee shall be on the premises during the entire duration of a special event or meeting.”

**SECTION 4.** The Table of Contents shall be amended to insert the following in proper numerical sequence:

“Section 603.60 Special Events Barn”

**SECTION 5.** This Ordinance shall in no way be deemed to invalidate or repeal any provisions of the Fawn Township Zoning Ordinance, As Amended, except as specifically provided for herein.

**SECTION 6.** Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions 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.

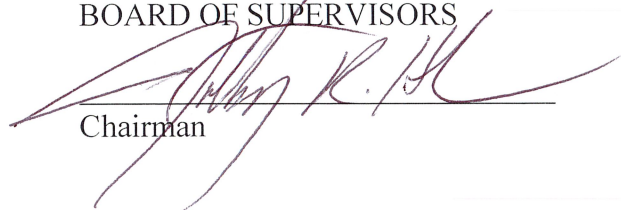
**SECTION 7. Effective Date.** This Ordinance shall be effective five (5) days after its enactment.

ENACTED AND ORDAINED this 12<sup>th</sup> day of September, 2022.

ATTEST:

  
Secretary

FAWN TOWNSHIP  
BOARD OF SUPERVISORS

  
Chairman