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February 23, 2024

H.K. Keller
1525 Oregon Pk., Ste. 701
Lancaster, PA 17601

in re: 925 Old Valley Rd.
Current property and zoning information
Tax Parcel No. 41-2-84.12

To Whom it may concern:

According to our records, the property at 955 Old Valley Rd. in West Whiteland Township covers 75,533 sq.ft. (1.73 acres) and is currently developed with a barn structure. The property is entirely within the R-1 Residential zoning district.

The R-1 district regulations are perhaps the most restrictive in the Township. The only uses permitted by right are single family detached dwellings, residential accessory uses, and publicly-owned recreational facilities. Group homes are permitted as a conditional use. Agriculture is permitted in the R-1 district, but only on lots of five acres or more, so this lot is too small to qualify for agricultural uses. The lot is also too small to be subdivided to accommodate more dwellings.

The barn on the property has been identified by the Township as a Designated Historic Resource (site no. 329.02), being a component of the former Jacobs Homestead, also known as "Solitude." Historic structures are eligible for uses not otherwise permitted by the Zoning district regulations, pursuant to §325-86 of the Zoning Ordinance. The barn is eligible for the following use by right under this section:

- Guesthouse, which is defined as a single-family dwelling with rooms available for overnight accommodation of paying guests.

The barn is also eligible for the following uses by conditional use, which requires review by the Township Planning Commission and a public hearing before the Board of Supervisors:

- Multi-family residential (i.e., apartments);
- Professional or business office;
- Cultural studio, which is defined as the place of work of an artist, including visual artists, musicians, dancers, and similar vocations;
- Cultural facility, which is defined as museum or art gallery, provided that it is not operated commercially;
- Inn, which is defined as essentially the same as a hotel;

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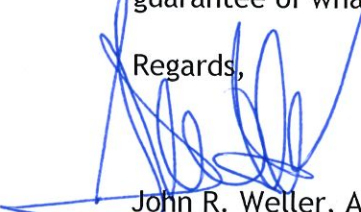
- Restaurant; or
- Any combination of these uses.

Please note that retail sales are NOT permitted.

Should the owner of the property wish to remove the barn, the demolition permit will need to be reviewed by the Township Historical Commission. While the Commission does not have the authority to deny the permit, they may - and typically do - require documentation of the structure prior to demolition. Furthermore, demolition will render the property ineligible for the uses allowed under §325-86 as listed in the bullet-point lists above.

Please note that this is only a review of what is allowed by the Zoning Ordinance and is not a guarantee of what may be feasible or practicable on this particular property.

Regards,



John R. Weller, AICP
Director of Planning and Zoning / Zoning Officer
West Whiteland Township

Correspondence (misc)\2024\240223 - 925 Old Valley Rd zoning info