

**READING TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 2026 - 1**

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**AN ORDINANCE AMENDING THE READING TOWNSHIP SUBDIVISION AND  
LAND DEVELOPMENT ORDINANCE TO AMEND THE DEFINITION OF  
LAND DEVELOPMENT APPLICABLE TO ACCESSORY BUILDINGS AND  
STRUCTURES AND TO RETITLE AND REPLACE SECTION 22-405 ACCESS  
DRIVES**

**WHEREAS** the Township desires to amend the Subdivision and Land Development Ordinance of Reading Township to amend the definition of land development applicable to accessory buildings and structures and to retitle and replace Section 20-405 Access Drives.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Reading Township:

**Section 1. Purpose**

The purpose of this Ordinance is to amend the Subdivision and Land Development Ordinance definition of land development applicable to accessory buildings and structures and to retitle and replace Section 20-405 Access Drives.

**Section 2. Enabling Authority**

This Ordinance is enacted pursuant to the enabling authority of the Pennsylvania Municipalities Planning Code, Article VI, 53 P.S. § 10505.

**Section 3. Proposed Amendments to Subdivision and Land Development Ordinance**

Section 22-201. Definitions shall be amended by adding the following:

*Accessory Building*—a subordinate building incidental to and located on the same lot as a principal building.

Section 22-201. Definitions, definition of term “land development,” subsection (3) shall be amended as follows.

*Language to be added in [brackets]. Language to be removed is ~~stricken~~.*

*Land development—*

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(3) The [term] “land development” shall not include:

- (a) [an addition to an existing single-family detached, single-family semi-detached or two-family attached dwelling;]
- (b) the conversion of an existing single-family detached, ~~dwelling or~~ single-family semi-detached [or two-family attached] dwelling into not more than three residential units, ~~unless such units are intended to be a condominium;~~  
[or]
- (b) ~~The addition of an accessory building or buildings provided:~~
  - ~~1) Such building or buildings will be used exclusively in connection with the agricultural use of the property.~~
  - ~~2) The cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 5,000 square feet more than the square footage of all buildings located within such tract, lot or parcel.~~
  - ~~3) The addition of an accessory building or buildings provided:~~
    - ~~a) Such building or buildings will not be used exclusively in connection with the agricultural use of the property~~
    - ~~b) The cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 400 square feet more than the square footage of all buildings located within such tract, lot or parcel.~~

(c) an accessory building:

1. if used exclusively for an agricultural purpose, provided that the square footage of the ground floor of the accessory building does not exceed 2-20,000 square feet; or
2. not subject to subsection (c)1., provided that the square footage of the ground floor of the accessory building does not exceed 5,000 square feet.

(d) an accessory structure (e.g., pavement, uncovered deck, pool, tennis court, etc.) provided that the square footage does not exceed 5,000 square feet.]

Section 22-403 Streets and Highway Standards shall be amended as follows:

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## 2. *Street Widths*

*[table of minimum street right-of-way and cartway widths by class of road]*

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C. In the case of a plan for land development [or subdivision] fronting on an existing public road ~~or private road of improper~~ [with a] right-of-way and/or cartway width [that does not comply with subsection 2.], the [applicant] ~~developer~~ shall provide the following:

- (1) ~~Any required~~ [Where the plan requires improvements to the public road, the applicant shall dedicate] ~~dedication of land for increasing the existing right-of-way to meet the requirements of subsection 2 [measured from the existing road centerline]. this Chapter. The right-of-way must be centered from the centerline of the existing road.~~
- (2) Where the plan does not require improvements to the public road, the plan shall depict the existing right-of-way, note the right-of-way required by Section 403.2.A, and measure and mark the setback line for lot improvements based on the right-of-way width listed in Section 403.2.A.
- (3) ~~Improvements of roadway to meet cartway, curb, gutters or other standards of this Chapter. In lieu of making such [constructing required] improvements [to the road, the Township [Board of Supervisors] may at its discretion allow the developer [applicant] to submit a fee to cover the cost of any improvements that are necessary to improve the road to existing [required] roadway standards. The fee shall be based on an estimate [of the cost of completion of the required improvements] prepared by the Township Engineer [submitted by the applicant,~~

prepared by a professional engineer and certified by such engineer to be a fair and reasonable estimate of cost; the estimate of costs shall be reviewed by and agreed to by the Township Engineer.]

Section 22-405 Access Drives shall be retitled Access Drives and Driveways and shall be deleted in its entirety and replaced with the following:

Access by access drive or driveway to any public street or highway shall be governed by the Reading Township Street Access Ordinance (Chapter 21 Streets and Sidewalks Part 2), as it may be amended from time to time, and all designs shall be in accordance with that Ordinance.

**Section 4. Repealer**

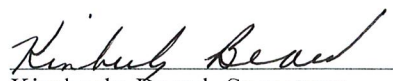
All other ordinances of Reading Township that conflict with this Ordinance are hereby repealed. All other ordinances of the Township not specifically amended or repealed hereby shall remain in full force and effect.

**Section 5. Effective Date**

This Ordinance shall become effective immediately after adoption.

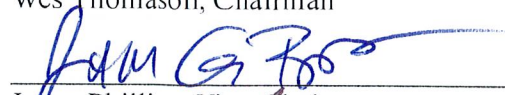
ADOPTED this 18th day of May, 2026.


ATTEST:

  
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Kimberly Beard, Secretary

BOARD OF SUPERVISORS  
READING TOWNSHIP

  
\_\_\_\_\_  
Wes Thomason, Chairman

  
\_\_\_\_\_  
Jason Phillips, Vice-Chairman

  
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Mike Weigand, Supervisor