11. Enforce zoning ordinance and have violators remove structures in violation and make necessary improvements to remedy environmental violations, or void cert. of occupancy and/or issue stiff fines.
    Example: Require that (non existing or non permitted) structures encroaching on setback limits or not meeting size requirements be removed. Require trees removed from RPA and other required buffer zones be replaced by trees at least six feet high, not seedlings. Require soils removed or added in excess of 2500sq ft. or in RPA be corrected to original.

12. Developers should be required to furnish all infrastructure required for development and maintain community systems that were proposed for a period of 3 years after last dwelling is completed and sold. Require that they post bonds.
    Example – water, waste, trash, electric, phone, roads, access to development, civic centers and proffers of emergency services.

13. Require road maintenance agreements for any lots created on easement roads. Require disclosures of utility, road, walkway, etc. easements present or not prior to sale of any property.

The above are some items I feel need addressing and probably more.

The county is composed of many people with various backgrounds, finances, and desires. It seems to me that we need to address everyone's needs not just of the more fortunate. Many have a need for affordable housing, some do not wish estate size home sites and some do. We need an atmosphere that enables teachers, trades people, service people, etc. to also be able to afford a home. There is also a growing demand for there services. Lets go forward with an open mind to create a new comprehensive plan and ordinances that are beneficial to all our citizens and the county as a whole. Most of all lets take into consideration what the ecology of the land enables and affects we may put on our bay and waterways. Lancaster County is one of the prettiest and pristine areas on the east coast we should strive to maintain that. In my opinion that is the desire of most of our citizens whether born here or just moved here. Most of us are here because we feel it is the best place to live.

by Ken Julian

Ken Julian 12/13/2005

Recommendations for land ordinance change, additional.

1. Restrict total building footprint size, dwelling and accessory limited to 5% of total area.
    Example - 2Acres = 86528 X .05 = 4326 sq ft or   x 2 story= 8652 sq ft

2. Dwelling heights of more than 35' require additional 5' setbacks all around for each additional 1 ft of height to a maximum height of 50'.
    Example - 40' building height requires additional 25' (5X5) property setback on all sides.

3. Restrict Dwelling and accessory frontage on waterfront or street to maximum of 40% within 200' and 60% if over 200'.
    Example - 200 X .4 = 80 ft within 150 ' of water or street or 200X.6= 120' if greater.

4. Cluster homes, single family dwellings are allowable provided they have 10' all-around setbacks from common area and a 20 ' from neighboring dwelling and parking for 2.5 vehicles. Limit structures (all) footprints to 5% of total area and make the remaining area deeded, non-sub-dividable, and in a common conservation easement. Minimum 50' natural buffer from adjacent properties and state/county roads and minimally adhere to rule 1,2,3,7,10,11,12,13 Have agreements in place for utility costs, and grounds maintenance etc.

5. Restrict waterfront lots and lots within the 800' zone and in areas zoned A2 to minimum size of 2.5 acres.

6. Require a minimum frontage of 200' for waterfront lots.

7. Accessory buildings of more than 200sf. in area and/or 10' in height require 25' <u>property line setbacks as well as required front setback .</u>

8. Restrict building lot size outside the 800' buffer to a minimum of .75 acres providing sewer and water tests and area are sufficient. Some areas may be suitable for .5 acre lots.

9. Minimum dwelling size of 20' X 30' with at least 1each, bedroom, bathroom, kitchen and living room and create occupancy capacity.

10. Restrict variances and exemptions to only extreme hardships (not self imposed and not because one desires to add an extension.)