

ORDINANCE 17-04

AN ORDINANCE OF THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING §27-204 OF THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE (THE “ZONING ORDINANCE”) TO ADD CERTAIN DEFINITIONS, AMENDING §27-301 OF THE ZONING ORDINANCE TO INCLUDE REFERENCES TO THE TND-1 - TRADITIONAL NEIGHBORHOOD DEVELOPMENT - 1 DISTRICT, ADD PART 19 TO THE ZONING ORDINANCE TO CREATE AND PROVIDE REGULATIONS AND PROCEDURES FOR THE DEVELOPMENT OF TRADITIONAL NEIGHBORHOOD DEVELOPMENTS, AND AMEND THE OFFICIAL ZONING MAP OF SUSQUEHANNA TOWNSHIP TO REZONE TAX PARCEL 62-013-056 FROM THE BUSINESS-OFFICE-RESIDENTIAL (BOR) DISTRICT TO THE TND-1 DISTRICT.

WHEREAS, the Board of Commissioners of Susquehanna Township has determined that the public health, welfare and safety and the development of the community would be served by amending the Zoning Ordinance.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Susquehanna Township, Dauphin County, Pennsylvania, and it is hereby enacted and ordained by authority of the same.

Section 1. Section 27-204 of the Zoning Ordinance is hereby amended by adding the following definitions:

ACTIVE OPEN SPACE - An area of land used for leisure time activities of a cardiovascular nature, with facilities such as playgrounds, playfields, play courts (basketball, tennis), and trails (bicycling, jogging).

DESIGN REVIEW COMMITTEE (DRC) - A committee of four (4) persons appointed by the Board of Commissioners to oversee and make recommendations with respect to the detailed design and implementation process of a TND. The DRC shall consist of: one (1) member of the Planning Commission; one (1) member of the Board of Commissioners; the Township Zoning Officer; and one (1) Town Planner/Township Planning Consultant.

FORM-BASED CODE (FBC) - The regulations for a TND District that collectively promulgate the form of a place or neighborhood with prescribed outcomes for the location and arrangement of streets, buildings, parking, and Green Space.

GARDEN APARTMENT – A type of multiple family dwelling unit that is designed to enclose partially a garden, courtyard, or other like type useable open space.

GREEN - A plaza, courtyard, green court, pedestrian gathering area, pocket park, tot lot, playground, walkway, promenade, lawn area, or other like type facility in which features such as

pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained, and in which activities such as public seating and outdoor dining take place.

GREEN COURT – A Green Space amenity that is internal to or along the edge of a block.

GREEN COURT LOT - A lot that has frontage on a Green, not a Street, as a compliant open space amenity of a TND.

GREEN SPACE - The totality of the land that comprises the area of a TND, exclusive of buildings, streets, alleys, service lanes, parking lots, and paved surfaces such as those used for dumpsters or approved/fenced outdoor storage. Green Space includes Active Open Space and Passive Open Space, including such features as recreational areas, Greens, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, green courts, playgrounds, tot lots, dog parks, playfields, natural open space designated to conserve wetlands and floodplains, and other areas for natural resource conservation, and stormwater detention basins unless designed and constructed as a wet basin or a naturalized stormwater management basin.

KEY DESIGN ELEMENTS - The design elements and attributes of a TND that create the character of the place as a compact, mixed-use, walkable, and interconnected place, as described and depicted in Exhibit ‘A’ to Part 19 of the Zoning Ordinance.

LIVE-WORK UNIT - A commercial use on the ground floor of a building, such as a shop, studio, office, café, deli, personal service establishment, or other place of business, in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a Live-Work Unit.

MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES - A document that provides written and graphic design guidelines for a TND consistent with the Design Guidelines in Section 22-507. of the Subdivision & Land Development Ordinance.

MIXED-USE - A combination of two or more uses in a building or on a lot.

NATURALIZED STORMWATER MANAGEMENT BASIN - A facility for the temporary storage of stormwater runoff that is landscaped with grasses and other native plants and is designed, constructed, and maintained in accordance with recognized Best Management Practice techniques as recommended by the Pennsylvania Department of Environmental Protection.

PASSIVE OPEN SPACE - An area of land used for informal leisure time activities, such as picnicking, nature study, bird watching, and nature photography.

PEDESTRIAN ORIENTED (PEDESTRIAN ORIENTATION) - An attribute of a TND with an interconnected network of sidewalks, walkways, and crosswalks both internal to the TND tract, and external to other existing pedestrian thoroughfares.

PRECEDENTS - The places that have been built and serve as good models and examples of placemaking for a TND, such as those shown in Part 19, Exhibit ‘B’: Precedents for the TND-1 - Traditional Neighborhood Development-1 District.

REGULATING PLAN - A Concept Plan that is utilized to promulgate the form of a TND, as shown in Part 19, Exhibit ‘C,’ and to illustrate such features as the interconnected network of streets, alleys, sidewalks and crosswalks, as well as the proposed mixed uses, mixed housing types, streetscapes, public realm, building locations, and on-street and off-street parking locations.

SERVICE LANE - A thoroughfare type, s similar to a common driveway or alley, that provides vehicular access for non-residential development, typically for deliveries, loading and unloading, and parking.

SHARED PARKING - Off-street parking that two (2) or more landowners or tenants share in accordance with the regulations derived from the ULI-Urban Land Institute publication titled “Shared Parking Second Edition,” 2005.

STREETSCAPE - The space formed between buildings and the adjoining the street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The Streetscape is framed by buildings, which create the “outdoor room” character of the street as shown in the Design Guidelines in Section 22-507 of the SALDO.

STREET CONNECTIVITY - The outcome in a TND when Streets form an interconnected network, both internal to the TND tract, and external to other existing, adjoining street or street rights-of-way.

STREET WALL - The wall of a building adjoining a sidewalk at the edge of the street right-of-way, as in the case of a non-residential use, or adjoining a porch, portico, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least 30 inches but not more than 48 inches in height such as piers, benches, and hedges, in lieu of a building wall. A Street Wall shall extend the entire length of the edge of the street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) - An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.

Section 2. Section 27-301 of the Zoning Ordinance is hereby amended and restated in whole to read as follows:

§27-301. Zone Districts

For the purpose of this Chapter, Susquehanna Township is hereby divided into the following districts.

Conservation and Residential Districts:

- C-Conservation District
- RC-Residential Country District
- R-1-Low Density Residential District
- R-2-Medium Density Residential District
- R-3-High Density Single-Family Residential District
- R-4-Residential Urban District

Commercial Districts:

- CN-Commercial Neighborhood District
- CH-Commercial Highway District

Industrial Districts:

- Industrial General District

Mixed Use Districts:

- BOR-Business-Office-Residential District
- MU-1-Mixed Use Corridor – High Density District
- MU-2-Mixed Use Corridor – Special Purpose District
- COL-Commercial Office Limited District
- TND-1-Traditional Neighborhood Development District-1

Overlay Districts:

- F-Floodplain Management Overlay District

Section 3. The Zoning Ordinance is hereby amended by adding a Part 19 to read as follows:

Part 19. TND-1: TRADITIONAL NEIGHBORHOOD DEVELOPMENT – 1

§27-1901. Intended Purpose.

The TND-1 District is intended to enable a TND – Traditional Neighborhood Development in order to promote an Innovative Community that is a compact, mixed-use, walkable, and interconnected place, with the following related intents:

1. The TND-1 District is intended to implement the Susquehanna Township Comprehensive Plan, and in particular to “Encourage an innovative planned area that may embody the

‘town center’, ‘village concept’ or similar design theme” in the Southeast Corner of Linglestown Road and Progress Avenue.

2. The TND-1 District is intended to comply with Article VII-A, Traditional Neighborhood Development, of the Act and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.
3. The TND-1 District is intended to comply with Exhibit ‘A’, “Key Design Elements”.
4. The TND-1 District is intended to emulate other successful neighborhoods that have features such as mixed uses (residential and non-residential), mixed housing types, attractive streetscapes, parks, centrally located Greens, plazas, and other features as described and illustrated in Exhibit ‘B’, “Precedents”.
5. The TND-1 District is intended to be consistent with Exhibit ‘C’, the “Regulating Plan”.
6. The TND-1 District is intended to be guided by a Form-Based Code that is cumulatively embodied in this Part 19, Exhibits ‘A’, ‘B’, and ‘C’, and the relevant provisions of the Part 5 Design Guidelines of the Subdivision and Land Development Ordinance.

§27-1902. Conditions of Eligibility.

1. Tract Size Minimum: 50 Acres.
2. Perimeter Street Frontage and Access: Two Major Collector Streets.
3. Utilities: Public Sewer, and Public Water.
4. Key Design Elements: All Plans shall be consistent with the Key Design Elements described and shown in Exhibit ‘A’.
5. Precedents for the TND-1- District: All Plans shall be consistent with the Precedents described and shown in Exhibit ‘B’.
7. Regulating Plan: All Plans shall be consistent with the Regulating Plan as shown in Exhibit ‘C’. Manual of Written and Graphic Design Guidelines: The Applicant shall submit a specific Manual, that shall be consistent with Exhibits ‘A’, ‘B’, and ‘C’, and the Design Guidelines in the SALDO.

§27-1903. Permitted Uses.

Buildings or land in the TND-1 District may be used for one or more of the following uses. No adult-oriented businesses (as defined in §27-204) are permitted in the TND-1 District.

Residential Uses:

1. Single-family detached dwelling units.
2. Single-family semi-detached dwelling units.
3. Single-family attached dwelling units in accordance with §27-2011.
4. Multiple family dwellings in accordance with §27-2008.
5. Apartments above Ground Floor Commercial Uses.
6. Live-Work Units.

Office Uses:

7. Administrative and support services.
8. Banks and financial institutions.
9. Finance and insurance offices.
10. Home health care services.
11. Information services and data processing.
12. Offices of physicians, dentists, and other health practitioners.
13. Professional, scientific, and technical services and offices.

Commercial Uses up to 40,000 square feet on the Ground Floor:

14. Real estate offices.
15. Caterers.
16. Clothing and clothing accessories stores.
17. Dry-cleaning and laundry services.
18. Fitness and recreational sports centers.
19. Florists, office supplies, stationary and gift stores, antiques and collectibles, pet supply stores, and art dealers.
20. Food and beverage stores.
21. General merchandise stores.
22. No more than one (1) hotel, with not more than 110 rooms.
23. Neighborhood pharmacy in accordance with §27-2045.
24. Optical goods stores.
25. Personal and household goods repair and maintenance.
26. Personal care services.
27. Photofinishing services.
28. Restaurants.
29. Sporting goods, hobby, book, and music stores.
30. Taverns in accordance with §27-2028.

Public/Utility Uses:

31. Municipal, county, state, and federal buildings and facilities in accordance with §27-2038.
32. Public libraries and community activity buildings in accordance with §27-2038.
33. Public transit support activities.
34. Telecommunications structure in accordance with §27-2039.

Institutional Uses:

35. Business schools and computer and management training in accordance with §27-2038.
36. Churches and similar places of religious worship in accordance with §27-2038.
37. Day care centers in accordance with §27-2033.
38. Elementary and secondary schools in accordance with §27-2034.
39. Junior colleges, colleges, universities and professional schools in accordance with §27-2038.
40. Schools for fine arts and language in accordance with §27-2038.

41. Technical and trade schools in accordance with §27-2038.

Recreational & Open Space Uses:

42. Public park, recreational areas and greenways.

43. Indoor and outdoor recreational facilities, with the exception of outdoor shooting ranges, race tracks, and amusement parks.

44. Greens.

45. Green Courts.

46. Community Gardens.

47. Courtyards.

48. Passageways.

Accessory Uses:

49. Customary accessory uses and buildings incidental to any permitted uses in accordance with §27-2101, including parking lots and structures and drive-through facilities.

§27-1904. Bulk and Area Regulations.

1. Minimum Tract Area: 40,000 square feet for Multiple family dwelling units; 10,000 square feet for freestanding Principal Non-Residential Building.
2. Minimum Lot Area for In-Line Retail Shops: 1,000 square feet.
3. Maximum Dwelling Units Per Gross Acre for Single-Family Detached and Single-Family Attached: 9, except as set forth in the Density Bonus Provisions in §27-1905.
4. Maximum Dwelling Units Per Gross Acre for Multiple Family Dwellings (Apartments, Age Qualified Independent Living Units, and the like): 14, except as set forth in the Density Bonus Provisions in §27-1905.
5. Build-To Lines: as scaled from Exhibit 'C' – "Regulating Plan", wherein the predominant Build-To Line shall be 12 feet, except for Single-family dwellings with a Green Court. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant.
6. Minimum Side Yard: 20 feet for non-residential buildings and multiple family dwellings; 15 feet for other residential buildings.
7. Maximum Impervious Coverage: 55%.
8. Minimum Green Space: 25%, of which there shall be one (1) Central Green in the Commercial Area of at least one-half (1/2) acre in size, and at least two (2) other larger Greens of at least one (1) acre in size.
9. Minimum Principal Building Height: 20 feet.
10. Maximum Principal Building Height: 55 feet or 4 stories for no more than 35% of the total square footage of all proposed buildings; and 42 feet or 3 stories otherwise.

§27-1905. Density Bonus Provisions for the TND-1 District.

1. Whenever the Plan includes On-Street Parking along 80% of all of the Internal Street Frontages, the Applicant may increase the base density by an additional one (1) Dwelling Unit Per Gross Acre.
2. Whenever the Plan includes 95% of Buildings forming all of the Street Wall, the Applicant may increase the base density by an additional one (1) Dwelling Unit Per Gross Acre.
3. Whenever the Plan includes Alleys servicing at least 80% of all Buildings, the Applicant may increase the base density by an additional one (1) Dwelling Unit Per Gross Acre.
4. Whenever the Plan includes at least 2% additional Greens, beyond the 3% required in §27-1907.2, the Applicant may increase the base density by an additional one (1) Dwelling Unit Per Gross Acre.
5. If the Plan includes all 4 of the above Density Bonus Provisions, the maximum Dwelling Units Per Gross Acre may increase from 9 to 13 for Single-family Detached and Attached Dwelling Units, and from 14 to 18 for Multiple Family Dwelling Units.

§27-1906. Mixed-Use Standards.

The following percentages shall apply to the land area for the TND-1 District.

1. Overall Mixed-Use Regulations.
 - a. Commercial Use Acreage Maximum: 50%.
 - b. Residential Use Acreage Minimum: 40%
2. Green Space Requirements
 - a. Green Space Acreage Minimum: 25%, dispersed within both the Commercial Use area, and the Residential Use area
3. Mixed Housing Unit Requirements.
 - a. Residential Single-Family Detached Acreage Minimum: 5%.
 - b. Residential Attached Dwellings Acreage Minimum: 0%.
(Duplex; Tri-Plex; Quadraplex; Townhomes; Live-Work Units)
 - c. Residential Multiple Family Acreage Minimum: 5%.
 - d. Residential Multiple Family Acreage Maximum: 30%.

§27-1907. Public Realm Plan Requirements.

1. A minimum of twenty-five percent (25%) of the gross tract area shall be designed, constructed, and maintained as Green Space.
2. A minimum of 3% of the gross tract area shall be maintained as Greens.
3. A Public Realm Plan shall be included with every submission: Sketch; Preliminary; Final.
4. The Public Realm Plan shall depict all: Green Space; Greens; Passive Open Space; Active Open Space; Natural Open Space (Meadows, Woodlands, Wetlands, Steep Slopes, etc.); Sidewalks; Walkways; Trails; Pathways; Passageways; Crosswalks; Boardwalks;

Pedestrian Bridges; and Pedestrian Gathering Areas (Plazas, Courtyards, Passageways, and the like).

§27-1908. Streetscape Plan Requirements.

1. A Streetscape Plan shall depict all features proposed within the Streetscape, including: Street Trees; Street Lights; Sidewalks; Crosswalks; Speed Tables; On-Street Parking; and the like.
2. A Streetscape Plan shall also depict any areas proposed for Curb Bulb-outs, Bus Stops, Bus Shelters, Bicycle Lanes, Bicycle Racks, and Pedestrian Gathering Areas.
3. A Streetscape Plan shall include, at the time of Preliminary and Final Plan submission, pavement materials, as well as detailed information for all Streetscape features.
4. A Streetscape Plan shall include all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
5. A Streetscape Plan shall include all dimensions for all thoroughfare types.

§27-1909. Regulating Plan Requirements.

1. A Regulating Plan shall depict all proposed buildings, streets, parking areas, Green Spaces, and Stormwater Management areas.
2. A Regulating Plan shall include a compliance table to list the areas devoted to Mixed-Use, and the percentages of Mixed-Use, as per the thresholds in §27-1906.
3. A Regulating Plan shall include either a color-coded method to highlight the proposed Uses, or a numeric method, so that all proposed building types are Keyed into a Legend.
4. A Regulating Plan shall also summarize the Green Space features shown on the Public Realm Plan.

§27-1910. Phasing.

1. A Phasing Plan shall be included with all Preliminary and Final Plan submissions.
2. No less than twenty-five percent (25%) of the gross tract area shall be included in the first phase of development.
3. At least two percent (2%) of each phase shall include Green Space.
4. To the maximum extent possible, each phase shall include a combination of Commercial Uses and Residential Uses.

§27-1911. Procedures.

1. The Applicant shall submit a Concept Plan as the first submission to receive informal comments from Township staff and the Planning Commission on the design and layout of the proposed development within the TND-1 District.
2. A Regulating Plan and Public Realm Plan shall be included with all Sketch, Preliminary, and Final Plan submissions.

3. A Regulating Plan shall be used to gauge compliance and consistency with the TND-1 District requirements.
4. A Public Realm Plan shall be used to gauge compliance and consistency with the TND-1 District requirements.
5. A Streetscape Plan shall be included with the Preliminary and Final Plan submissions, and shall be used to gauge compliance and consistency with the TND-1 District requirements.
6. A DRC – Design Review Committee shall review and comment on all Regulating Plan, Public Realm Plan, Streetscape Plan, and Design Manual submissions (prior to review by the Susquehanna Township Planning Commission) in order to provide informal comments to the Applicant.

§27-1912. Design Guidelines for the TND-1 District.

1. All TNDs shall be designed to be consistent with the “Key Design Elements” of Exhibit ‘A’, the “Precedents” of Exhibit ‘B’, and the “Regulating Plan” of Exhibit ‘C’.
2. No Preliminary or Final Plan for a TND shall be approved unless there is a finding by the Board of Commissioners of consistency with Exhibits ‘A’, ‘B’, and ‘C’.
3. All Preliminary and Final Plans for a TND shall be accompanied by a Manual of Written and Graphic Design Guidelines, which shall be found by the Board of Commissioners to be consistent with the Design Guidelines in Section 22-507 of the SALDO.

§27-1913. Relationship to Other Ordinance Requirements for the TND-1 District.

1. Relationship to other Zoning Ordinance Requirements. Except as they are in conflict with these regulations, all other regulations in Part 19 shall apply to this TND-1 District.
2. Signage. The regulations for Signs in Part 24 and the requirements listed in Table 2401-Permitted on Premise, Permanent Signs shall apply.
3. Relationship to Subdivision and Land Development Ordinance Requirements.
 - A. The “Regulating Plan”, Exhibit ‘C’, shall govern such features as the Design of Streets, Street Geometry, Grading, Sidewalks, Crosswalks, Curbing, Curb Radii, Street Trees, Street Lights, Parking Lots, and Recreational Areas. Therefore, the conventional Design Standards of the Susquehanna Township Subdivision and Land Development Ordinance shall not apply to such features, if such Design Standards are found to be in conflict with Exhibit ‘C’, the Regulating Plan.
 - B. Land development in this TND-1 District is subject to all non-conflicting provisions of the Subdivision and Land Development Ordinance including, but not limited to: Plan Requirements and Plan Processing Procedures in Part 4; Design Standards in Part 5; Stormwater Management in Part 7; Drainage Plan Requirements in Part 7,

especially Soil Erosion and Sedimentation Control; Inspections of Stormwater and Soil Erosion and Sedimentation Facilities in Part 8 ; Stormwater Discharge Prohibitions in Part 9; Natural Features Preservation in Part 10, including Recreation land, Open Space, and Fee Requirements in Section 22-1007; Improvements and Construction Requirements in Part 11; Traffic Impact Studies in Part 13; and Financial Security in Part 4, Section 22-406.

§27-1914. Exhibits. Exhibits ‘A,’ ‘B,’ and ‘C’ attached to this Part 19, are incorporated herein.

Section 4. Table 2401 of the Zoning Ordinance is hereby amended and restated in whole as shown on Exhibit ‘D’ attached.

Section 5. The Official Zoning Map of Susquehanna Township is hereby amended by rezoning Tax Parcel 62-013-056, measuring approximately 60.485 acres and located on the southeast corner of State Route 39 (Linglestown Road) and North Progress Avenue, from the BOR-Business Office Residential District to the TND -1 -Traditional Neighborhood Development - 1 District.

Section 6. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar as they are inconsistent herewith.

Section 7. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not effect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Commissioners that the remainder of the ordinance shall be and shall remain in full force and effect.

Section 8. This Ordinance shall become effective upon enactment.

ORDAINED AND ENACTED as an Ordinance this ____ day of _____, 2017.

ATTEST:

BOARD OF COMMISSIONERS OF
SUSQUEHANNA TOWNSHIP

FRANK LYNCH, President

Exhibit ‘A’
Key Design Elements - Form Based Code: TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

Traditional Neighborhood Development (TND) is intended to promote more compact, walkable, mixed-use, interconnected, and sustainable development incorporating the following Key Design Elements described and depicted below.

All planning, design, construction, and maintenance of development shall be in accordance with a Manual of Written and Graphic Design Guidelines as enabled by Section 708-A of the Pennsylvania Municipalities Planning Code, and the Key Design Elements below.



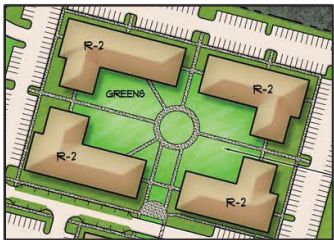
1. “Anchor” for the Neighborhood:
Features a Green/Park in the central portion of the Neighborhood, in order to provide a place for pedestrian gathering and passive recreation.



2. Walkability & Critical Mass:
Features a ¼ to ½ mile (5 to 10 minute walk) from the Neighborhood Center/Green to the edge. Includes a minimum tract size of 25 acres.



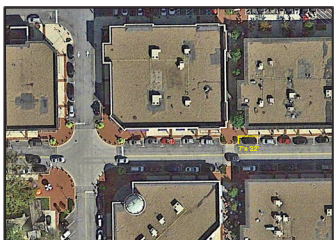
3. Mix of Uses:
Combines Residential, Commercial, Office, Hospitality, Recreational and Open Space uses in a diversified and integrated arrangement. Also combines first floor retail with second floor apartments and/or offices.



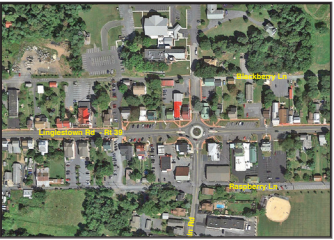
4. Park & Open Space:
Creates the green, square, plaza and/or park to enhance and beautify the Neighborhood, and a system of attractive and functional “green spaces” within the Neighborhood.



5. Interconnected Network of Streets:
Organizes a Block and pattern of lots. Integrates Neighborhood streets and alleys. Links to the pedestrian network. Helps to create and define the Streetscape.



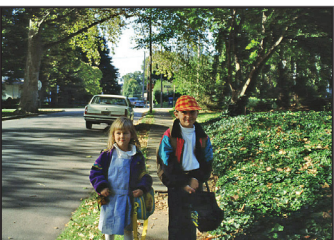
6. On-Street/Parallel Parking:
Provides a separator between vehicular and pedestrian traffic. Utilizes cartway as an “aisle”; (with “overflow” parking to the rear or side of buildings).



7. Streetscape:
Promotes human scale relationship for the pedestrian as part of the Public Realm. Provides an “outdoor room” type of space created by 2 and 3 story buildings. Buildings at a “Build-To” Line create a Street Wall.



8. Lanes (Alleys):
Allows for preservation of frontage Streetscape. Provides vehicular access to parking in the rear. Provides opportunities for rear access to an accessory apartment, or for deliveries. Provides access for the staging of construction, and the installation of utilities.



9. Sidewalks/Crosswalks/Pedestrian Paths/Walkways:
Serves to link uses, lots, buildings and streets together. Accommodates a healthy pedestrian circulation network. Provides close to home opportunities for exercise. Enhances wayfinding.



10. Housing Choices:
Provides a mix of housing types including single-family detached, townhomes, and multi-family dwellings. Provides opportunities for apartment or office use above ground floor commercial use.



11. Public Gathering Places:
Provides gathering places as part of the green infrastructure in the form of greens, plazas, and parks. Provides opportunities for pedestrian amenities such as benches, gazebos, pavilions, fountains, and the like.



12. Shade Trees:
Provides the canopy/overhead plane to help create an “outdoor room”; and an emerging “old shade” character for the Neighborhood.



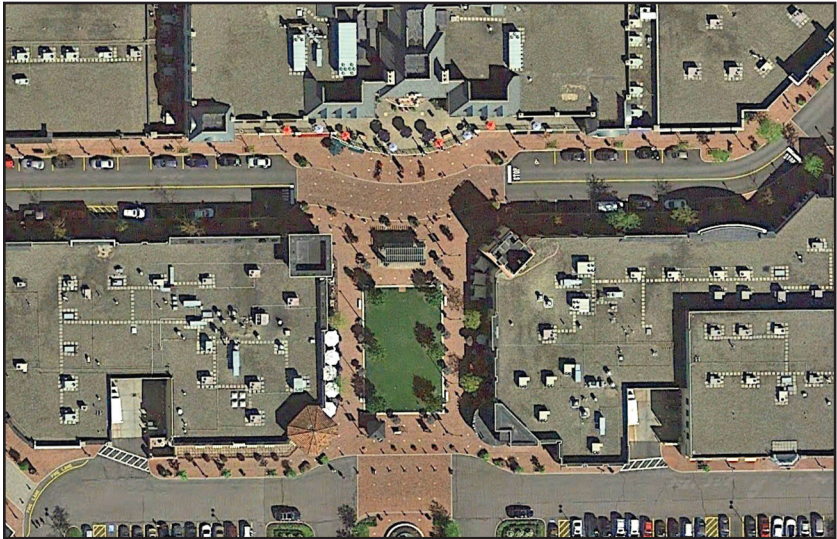
13. Attractive Public Spaces:
Provides opportunities for an attractive Public Realm with street trees, street lights, pavilions, gazebos, fountains, fences, walls, piers and the like.

Exhibit 'B'

Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA



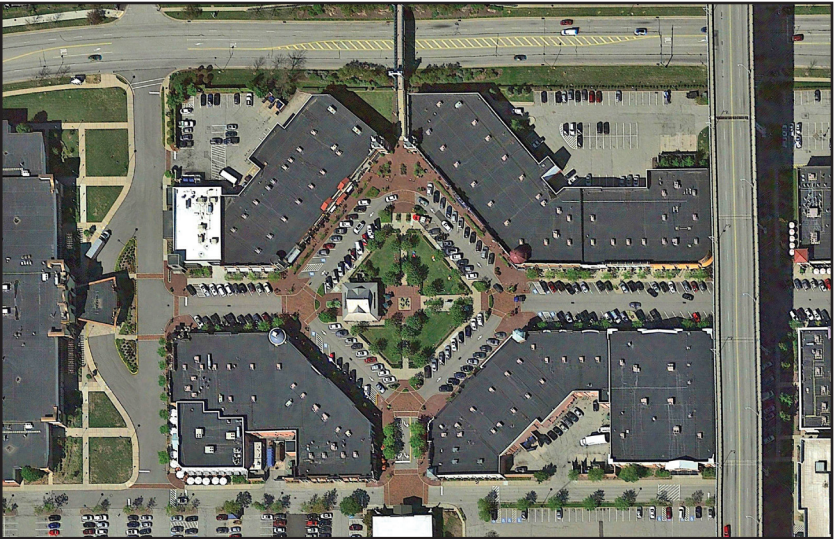
Legacy Park - Cleveland, OH

Legacy Park serves as a Precedent due to:

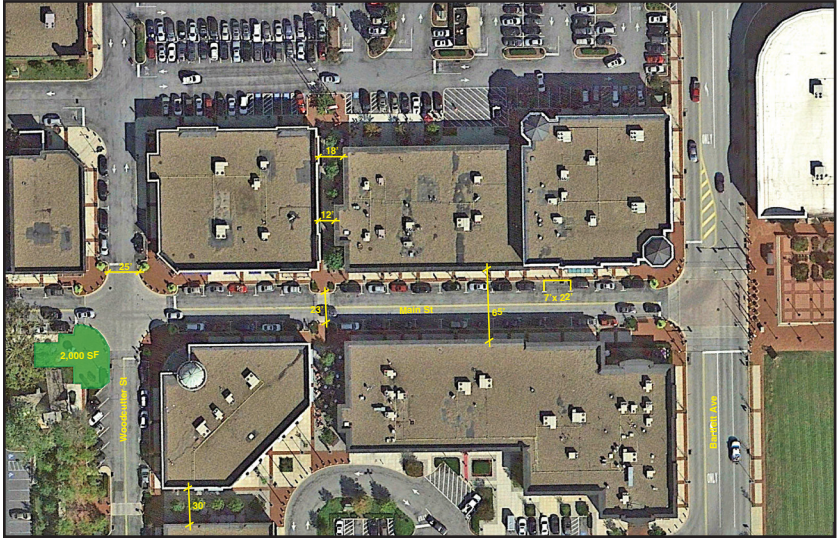
- Centrally located Green;
- Plaza spaces surrounding Green; and
- Green forms principal Pedestrian Axis.

The Waterfront serves as a Precedent due to:

- Dispersed Parking Fields;
- Angled On-Street Parking; and
- Integrated Vehicular & Pedestrian Circulation.



The Waterfront - Homestead, PA



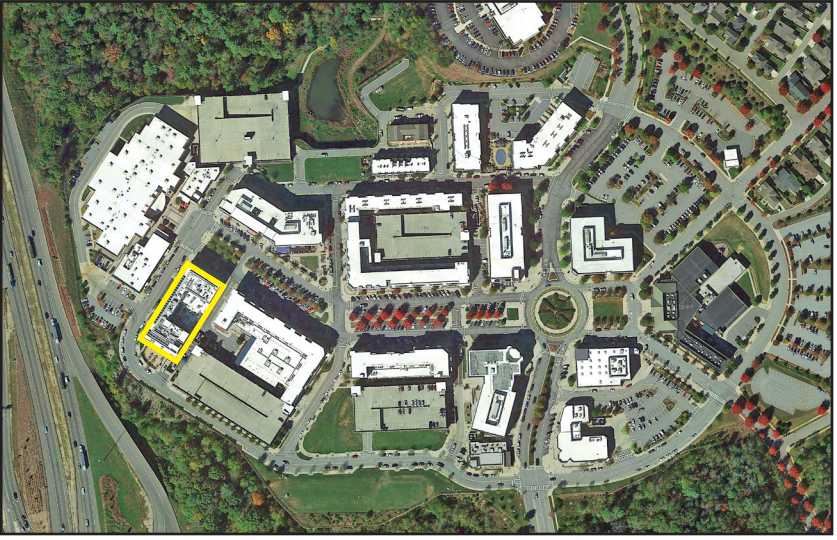
Main Street at Exton - Exton, PA

Main Street at Exton serves as a Precedent due to:

- Streetscape Width: 65 feet;
- On-Street Parking: 7'x 22'; and
- Passageways: 12', 18', 30' widths.

Biltmore Park Town Square serves as a Precedent due to:

- Hotel frontage along Sidewalk;
- Vertical Mixed-Use; and
- Plentiful Pedestrian Amenities.



Biltmore Park Town Square - Asheville, NC



Eagleview: Live-Work Units

Eagleview Live-Work Units serve as a Precedent due to:

- Ground Floor Commercial and Office Use;
- Shop Owners Live Above; and
- 3-Story Buildings.

Summerset at Frick Park serves as a Precedent due to:

- Diverse Housing Types;
- Alleyscape; and
- Terminated Vista at Crescent Park.



Summerset at Frick Park - Pittsburgh, PA

Exhibit 'B'

Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

Key:			
1. Mixed Uses	6. On-Street Parking	11. Commercial Buildings Along Frontage Street	Housing Types: <div>Single-Family Detached</div> <div>Duplex/Twin</div> <div>Attached Single-Family</div> <div>Live-Work Unit</div>
2. Mixed Housing Types	7. Attractive Streetscape	12. Street Wall	
3. Compact Neighborhood Form	8. Greens & Green Courts	13. Wall, in lieu of Street Wall	
4. Interconnected Streets with Mild Deflections	9. Network of Sidewalks & Crosswalks		
5. Alleys	10. Adaptive Re-Use of Buildings		



Note: The Kentlands TND- Traditional Neighborhood Development, located in Gaithersburg, MD, serves as a viable Precedent for the Susquehanna Township Form Based Code (FBC). The Kentlands, built from 1983 to 2005, began with the transformation of The Old Kent Farm into a compact, mixed-use, interconnected, and walkable neighborhood.

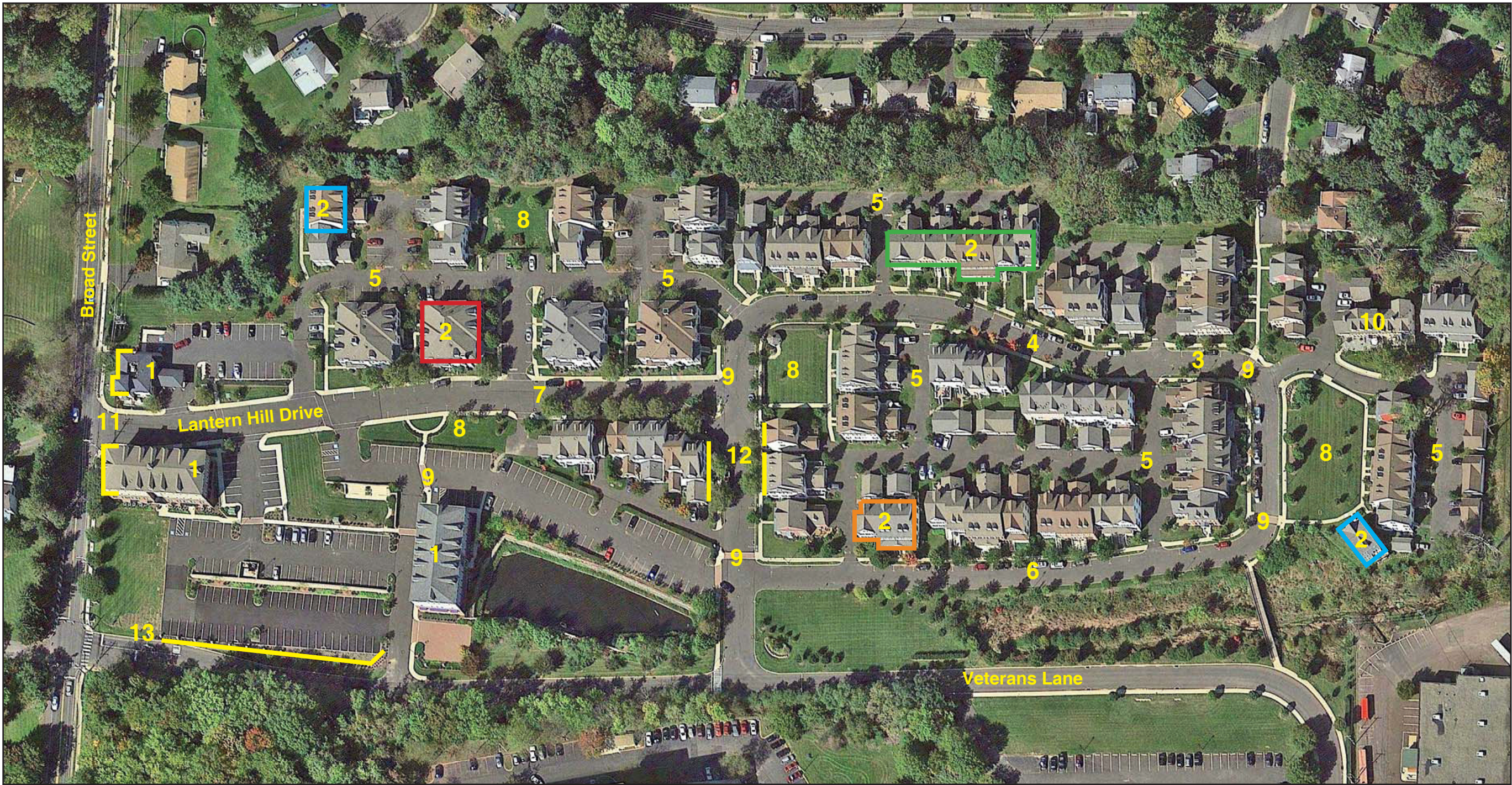
Exhibit 'B'

Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

Key:			
1. Mixed Uses	6. On-Street Parking	11. Commercial Buildings Along Frontage Street	Housing Types: <div>Single-Family Detached</div> <div>Duplex/Twin</div> <div>Attached Single-Family</div> <div>Multi-Family</div>
2. Mixed Housing Types	7. Attractive Streetscape	12. Street Wall	
3. Compact Neighborhood Form	8. Greens & Green Courts	13. Wall, in lieu of Street Wall	
4. Interconnected Streets with Mild Deflections	9. Network of Sidewalks & Crosswalks		
5. Alleys	10. Adaptive Re-Use of Buildings		



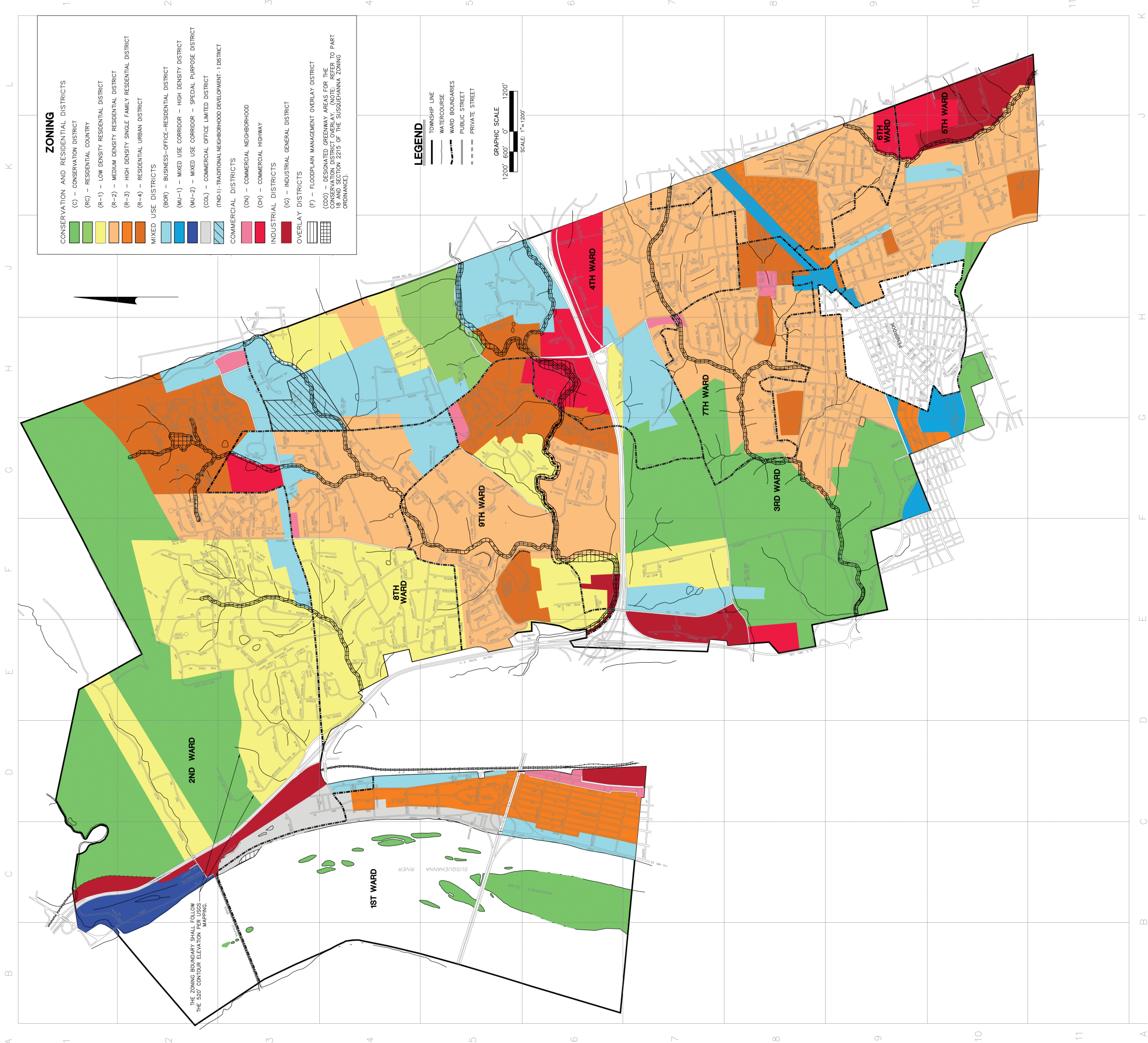
Note: The Lantern Hill TND- Traditional Neighborhood Development, located in Doylestown Borough, Bucks County, PA, serves as a viable Precedent for TNDs in Susquehanna Township. Lantern Hill, built from 2000 to 2006, is governed by the TND-1 District regulations of Doylestown Borough.

Exhibit 'C'
Regulating Plan: TND - Traditional Neighborhood Development - 1 District

1-10-2017

Susquehanna Township - Dauphin County, PA





NOTES

1. THIS MAP INCORPORATES ALL ZONING AMENDMENTS AND WAS OFFICIALLY ADOPTED BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 24, 2003.
2. CONSULT WITH THE SUSQUEHANNA ZONING OFFICER TO DETERMINE IF ANY SUBSEQUENT CHANGES HAVE BEEN MADE OR TO DETERMINE EXACT LIMITS OF ZONING DISTRICTS.
3. FLOODPLAIN OVERLAY DISTRICT AREAS ARE APPROXIMATE GRAPHIC REPRESENTATIONS OF THE FLOODPLAIN OVERLAY DISTRICTS. REFER TO THE FLOOD BOUNDARY AND FLOODWAY MAP OF SUSQUEHANNA TOWNSHIP, PENNSYLVANIA, DAUPHIN COUNTY, PANEL 02F, APRIL 15, 1977; COMMUNITY #420397A; FOR ACCURATE BOUNDARIES OF THE 100-YEAR FLOODPLAIN LINE.

ZONING MAP OF SUSQUEHANNA TOWNSHIP Dauphin County, Pennsylvania

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HRG
Herbert, Rowland & Grubb, Inc.
Engineering & Related Services

1	CONSERVATION DISTRICT REVISED (2ND WARD);	07/06/05	CSC
2	WEST OF FARGREEN ROAD AND BUCKRUN LANE		
2	REZONING OF STRAY WINDS FARM PROPERTY	10/20/06	CSC
3	FROM (R-1) TO (R-2) PER ORDINANCE 08-18		
3	REZONE OF DANIEL SCHIAVONI'S PROPERTY	04/24/07	GBB
4	ON CROOKED HILL ROAD FROM (R-1) TO (R-4)		
4	REVISED ALIGNMENT FOR MARKET PLACE ROAD	04/24/07	GBB
	AS SHOWN ON FINAL LAND DEVELOPMENT PLAN		
5	FOR LOT #28 COMMERCE PARK 04/13/2007		
5	REZONE OF PARCEL OF LAND AT SOUTHWEST	01/07/09	JPH
	CORNER OF EDELMONT ROAD AND WAYNE AVENUE		
	FROM (C) TO (R-2)		
	NO.	REVISION	DATE
		BY	

ZONING

EXHIBIT 'D'

27 Attachment 1

Township of Susquehanna

Table 2401
Permitted on Premise, Permanent Signs

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
P-1	Signs and signals owned operated by the Township or other governmental agency	–	Freestanding	–	–	–	All Districts
P-2	Identification signs for public and semipublic facilities, such as, school, place of worship, hospital, library, club and public utility.	2 each per lot frontage	Freestanding Attached	20 sq.ft. aggregate of all freestanding and attached signs	15 feet –	15 ft. Height of Building	All Districts
P-3	Memorial or historical markers or tablets.	1 per event	Freestanding	6 sq. ft.	15 feet	15 feet	All Districts
P-4	Nameplates and house number signs identifying owner or resident of private property, professional office or home occupation, excluding mailboxes. If illuminated without objectionable glare and must be attached to the building.	1 nameplate and 1 house number sign per dwelling unit, identifying only the name and title of occupant.	Freestanding Attached	1 sq. ft.	2 feet -	6 feet	C. CDO, RC, R-1, R-2, R-3, R-4, TND-1

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
P-5	Signs advertising home occupations	1 occupation sign (name and occupation – words only)	Attached	1 sq. ft.	–	–	C. CDO, RC, R-1, R-2, R-3, R-4, TND-1
P-5	Signs controlling the use of private property.	–	Freestanding	2 sq. ft.	5 feet	6 feet	All Districts
			Attached	2 sq.ft.	–	Height of Building	All Districts
P-6	Directional signs.	1 each per lot frontage used as access	Freestanding	2 sq.ft.	2 feet	6 feet	All Districts, except TND-1
			Attached	2 sq. ft.	–	Height of Building	All Districts, except TND-1
P-6	Directional signs	2 each per lot frontage used as access	Freestanding	12 sq. ft.	2 feet	7 feet	TND-1
			Attached	4 sq. ft.	–	Height of Building	TND-1
P-7	Public utility signs	2 each per lot	Freestanding	2 sq.ft.	2 feet	6 feet	All Districts
			Attached	2 sq. ft.	–	Height of Building	

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
Business signs for properties not located in complexes, such as shopping centers, multi-use buildings, industrial parks, and business parks.							
P-8A	Individual business sign.	1 each per lot frontage	Freestanding	20 sq.ft. aggregate of all freestanding and attached signs	10 feet, no setback required in MU1	15 ft.	MU1, MU2
			Attached			Height of Building	
	Individual business sign.	1 each per lot frontage	Freestanding	12 sq. ft.	2 feet	18 ft.	TND-1
			Attached	50 sq. ft.		Height of Building	
P-8B	Individual business sign.	1 per side or rear entrance	Attached to side or rear entrance	6 sq. ft.	–	Height of building	MU1, MU2
	Individual business sign.	1 per side or rear entrance	Attached to side or rear entrance	8 sq. ft.	–	Height of building	TND-1
P-8C	Individual business sign.	1 each of the permitted signs per principal building.	1 wall sign, 1 projecting sign and 1 free-standing sign.	Freestanding sign 1 sq.ft. per 2.5 linear ft. of lot frontage, not to exceed 80 sq. ft. No flat wall sign shall be larger than 10% of the wall area to which the sign is attached.	15 feet, no projecting sign shall project beyond a vertical plane fifteen (15) feet inside the lot line from the right-of-wayline	35 feet for freestanding or 3 ft. above the roof line or parapet wall for attached.	BOR

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
P-8C	Individual business sign.	1 each of the permitted signs per principal building.	1 wall sign, 1 projecting sign and 1 free-standing sign.	Freestanding sign 1 sq.ft. per 2.5 linear ft. of lot frontage, not to exceed 80 sq. ft. No flat wall sign shall be larger than 15% of the wall area to which the sign is attached.	15 feet, no projecting sign shall project beyond a vertical plane fifteen (15) feet inside the lot line from the right-of-wayline	35 feet for freestanding or 3 ft. above the roof line or parapet wall for attached.	TND-1
P-8D	Individual business sign.	1 each per principal use, if the business property abuts more than 1 street, 1 freestanding sign may be erected on each frontage.	1 wall sign, 1 projecting sign, and 1 freestanding sign.	Freestanding sign 1 sq. ft. per 2.5 linear ft. of lot frontage, not to exceed 100 sq. ft. No flat wall sign shall be larger than 20% of the wall area to which the sign is attached.	5 feet, no projecting sign shall project beyond a vertical plane fifteen (15) feet inside the lot line from the right-of-way line.	35 feet for freestanding or 3 ft. above the roof line or parapet wall for attached.	COL, CH, CN, IG
P-8D	Individual business sign.	1 each per principal use, if the business property abuts more than 1 street and the lot is a minimum of 3 acres, 1 freestanding sign may be erected on each frontage.	1 wall sign, 1 projecting sign, and 1 freestanding sign.	Freestanding sign 1 sq.ft. per 2.5 linear ft. of lot frontage, not to exceed 100 sq. ft. No flat wall sign shall be larger than 20% of the wall area to which the sign is attached.	2 feet, no projecting sign shall project beyond a vertical plane fifteen (15) feet inside the lot line from the right-of-way line.	35 feet for freestanding or 3 ft. above the roof line or parapet wall for attached.	TND-1

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
Business signs for businesses located in complexes as shopping center, multi-use buildings, parks, and neighborhood centers.							
P-9A	Wall-mounted building directory signs identifying the occupants	1 per lot entryway	Attached	6 sq. ft.	–	Shall not extend above the entryway	BOR, MU1, MU2, COL, CH, CN, IG
	Wall-mounted building directory signs identifying the occupants	1 per lot entryway	Attached	8 sq. ft.	–	Shall not extend above the entryway	TND-1
P-9B	Business sign for the complex (no individual store or business shall have a freestanding sign when located in a complex)	1 per lot frontage	Freestanding	1 sq.ft. per 2.5 linear ft. of lot frontage, not to exceed 150 sq. ft.	15 ft.	Height of Building	BOR, MU1, MU2, COL, CH, CN, IG
P-9B	Business sign for the complex	2 per lot frontage	Freestanding	1 sq.ft. per 2.5 linear ft. of lot frontage, not to exceed 150 sq. ft.	10 ft.	Height of Building	TND-1
P-9C	Business sign for the complex	1 per lot frontage	Attached	75 sq. ft.	–	Height of Building	BOR, MU1, MU2, COL, CH, CN, IG

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
P-9D	Individual business sign for business in a complex.	1 per business, except for a business located on a corner of a complex or where more than 1 wall is visible from a highway or public street, in which case 2 signs attached to walls on separate walls of the building shall be permitted.	Attached to Front Facade	No more than 5% of the ground floor building facade and not to exceed 35 sq. ft. for each sign	–	Shall not extend above the base of the second floor window sill, parapet, eave, or building facade.	MU1, MU2
P-9D	Individual business sign for business in a complex.	1 per business, except for a business located on a corner of a complex or where more than 1 wall is visible from a highway or public street, in which case 2 signs attached to walls on separate walls of the building shall be permitted.	Attached to Front Facade	No more than 10% of the ground floor building facade and not to exceed 50 sq. ft. for each sign	–	Shall not extend above the base of the second floor window sill, parapet, eave, or building facade.	TND-1
P-9E	Individual business sign for business in the complex	1 per business, except for a business located on a corner of a complex or where more than 1 wall is visible from a highway or public street, in which case 2 signs attached to walls on separate walls of the building shall be permitted.	Attached to Front Facade	Not to exceed 35 sq. ft. for each sign	–	Height of Building	BOR, COL, CH, CN, IG

ZONING

SIGN DESCRIPTION		MAXIMUM NUMBER PERMITTED	FREE- STANDING (F) ATTACHED (A)	MAXIMUM AREA PERMITTED	MINIMUM SETBACK FROM RIGHT- OF-WAY	MAXIMUM HEIGHT	DISTRICTS PERMITTED
SIGN CATEGORY	TYPE OF SIGN						
P-9E	Individual business sign for business in the complex	1 per business, except for a business located on a corner of a complex or where more than 1 wall is visible from a highway or public street, in which case 2 signs attached to walls on separate walls of the building shall be permitted.	Attached to Front Facade	Not to exceed 50 sq. ft. for each sign	–	Height of Building	TND-1
P-10	Identification sign for residential subdivision	1 per lot frontage	Freestanding	20 sq. ft.	15 feet	15 feet	C, CDO, RC, R-1, R-2, R-3, R-4, BOR, MU1, MU2, TND-1