

**ORDINANCE 19-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA BY AMENDING CERTAIN SECTIONS OF CHAPTER 27 (ZONING), BY AMENDING: PART 2 (DEFINITIONS), SECTION 27-204 (LIST OF DEFINITIONS), BY ADDING A NEW TERM AND RELATED DEFINITION OF “NEIGHBORHOOD DESIGN DEVELOPMENT” IN ALPHABETICAL ORDER OF THE EXISTING TERMS AND DEFINITIONS; PART 7 (R-2 – MEDIUM DENSITY RESIDENTIAL DISTRICTS), SECTION 27-702 (PERMITTED USES), PART 8 (R-3 – HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICTS), SECTION 27-802 (PERMITTED USES) AND PART 9 (R-4 – RESIDENTIAL URBAN DISTRICTS), SECTION 27-902 (PERMITTED USES), BY ADDING “NEIGHBORHOOD DESIGN DEVELOPMENT” AS A USE PERMITTED BY RIGHT SUBJECT TO SPECIFIC STANDARDS; AND PART 20 (USE REGULATIONS), BY ADDING NEW SECTION 27-2049 (“NEIGHBORHOOD DESIGN DEVELOPMENT”)**

**WHEREAS**, the Board of Commissioners of the Township of Susquehanna, Dauphin County, Pennsylvania, under the powers vested in them by the “First Class Township Code” of Pennsylvania and the authority and procedures of the “Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania; and

**WHEREAS**, the Board of Commissioners of the Township of Susquehanna desire to amend Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania by providing for “Neighborhood Design Developments” in the R-2, R-3 and R-4 Districts of the Township of Susquehanna.

**NOW, THEREFORE**, be it enacted and ordained by the Board of Commissioners of the Township of Susquehanna, Dauphin County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

**SECTION 1:** Section 27-204 (List of Definitions) of Part 2 (Definitions) of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania, is hereby amended by adding the following new term and definition in appropriate alphabetical order to read as follows:

NEIGHBORHOOD DESIGN DEVELOPMENT – An innovative form of residential development incorporating certain building, site and streetscape elements so as to provide an attractive, living environment for a variety of persons across all life stages.

**SECTION 2:** Section 27-702 (Permitted Uses) of Part 7 (R-2 – Medium Density Residential Districts) of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania, is hereby amended by adding new reference to “Innovative Communities” and new subsection 13. to read as follows:

Innovative Communities:

13. Neighborhood Design Development, in accordance with § 27-2049.

**SECTION 3:** Section 27-802 (Permitted Uses) of Part 8 (R-3 – High Density Residential Districts) of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania, is hereby amended by adding new reference to “Innovative Communities” and new subsection 10. to read as follows:

Innovative Communities:

10. Neighborhood Design Development, in accordance with § 27-2049.

**SECTION 4:** Section 27-902 (Permitted Uses) of Part 9 (R-4 –Residential Urban Districts) of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania, is hereby amended by adding new reference to “Innovative Communities” and new subsection 18. to read as follows:

Innovative Communities:

18. Neighborhood Design Development, in accordance with § 27-2049.

**SECTION 5:** Part 20 (Use Regulations) of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania, is hereby amended by adding new section 27-2049 to read as follows:

§ 27-2049 Neighborhood Design Development.

1. Purpose. The purpose of the Neighborhood Design Development is to:
  - A. Implement certain elements of the (draft) Susquehanna Township Comprehensive Plan, including "institut[ing] design standards that will help transform the Township into a quality-built environment that promotes a deep sense of place."
  - B. Implement certain elements of the R-2, R-3 and R-4 Districts' purpose statements , including accommodating existing and future medium- to high-density residential neighborhood developments served by public water and public sewer, by providing a range of options to encourage single family residential communities and neighborhoods of various styles, densities and designs.
  - C. Encourage innovation and promote flexibility, economy and ingenuity in the design and layout of buildings, sites and streetscapes (i.e., Key Design Elements), so as to create attractive and more cohesive residential neighborhood with unique and identifiable senses of place.
2. Conditions of Eligibility.
  - A. Tract size minimum: 20 acres.
  - B. Utilities: public sewer and public water.
3. Submission Requirements.
  - A. At the time of preliminary and final plan submission, the Applicant shall submit the following documents demonstrating compliance and consistency with the Key Design Elements set forth in § 27-2049.4.

- (1) Building and Site Layout Details. Including the proposed building and site design elements set forth in § 27-2049.4.A, as applicable.
    - (2) Streetscape Plan. Including the proposed streetscape design elements set forth in § 27-2049.4.B, as applicable.
  - B. The Design Review Committee (“DRC”) shall have the opportunity to review and comment on the proposed Building and Site Layout Details and Streetscape Plan submissions (prior to review by the Susquehanna Township Planning Commission) in order to provide informal comments to the Applicant.
4. Key Design Elements. The Applicant shall establish legally enforceable provisions controlling the applicable key design elements of the buildings, sites and streetscapes in accordance with following standards:
- A. Building and Site Design Elements. To the maximum extent feasible, the following building and site design elements shall be incorporated into all Neighborhood Design Developments:
    - (1) Create a primarily vertical expression to buildings through the use of windows, doors, pilasters, piers, columns, arches, terraces, porches, porticos, stoops, balconies, colonnades, arcades, or similar elements.
    - (2) Vary the roof lines of buildings through the use of dormers, gables, turrets or similar elements.
    - (3) Articulated façades and articulated roof lines, shall be provided along the building façade.
    - (4) Windows, door openings, or other fenestration shall be primarily vertical in proportion.

(5) Low decorative fences, walls, hedges or other landscape treatments shall be installed and maintained in the front yards to provide attractive edges along the streetscape.

B. Streetscape Design Elements. To the maximum extent feasible, the following streetscape design elements shall be incorporated into all Neighborhood Design Developments:

(1) The existing street and pedestrian systems shall be extended into a new Neighborhood Design Development.

(2) Pedestrian systems such as sidewalks, walkways and crosswalks shall be installed and maintained throughout the Neighborhood Design Development.

(3) The streetscape shall be embellished with nearby buildings, sidewalks, walkways, crosswalks, street trees and street lights.

(4) Buildings, lots and neighborhoods shall be linked through pedestrian systems.

(5) Sidewalks shall be maintained along both sides of all streets.

(6) All new sidewalks shall be at least 5'-0" in width.

(7) Crosswalks located in driveway throats shall be at least 5'-0" in width.

(8) Crosswalks shall be at least 6'-0" in width when they cross streets.

(9) All street lights and street trees shall be installed and maintained accordance with the Subdivision and Land Development Ordinance.

- (10) In lieu of installing decorative street lighting within the rights-of-way along streets, lighting (i.e., poles and fixtures) shall be permitted to be installed and maintained within the front yards.

5. Modification to Key Design Elements.

A. The Board of Commissioners may permit the modification of the Key Design Elements set forth in § 27-2049.4, in order to encourage innovation and provide flexibility in the design and layout of buildings, site and streetscapes in a Neighborhood Design Development. Any approved modification of any key design element shall be subject to the following standards:

- (1) The modification is consistent with the purposes of the Neighborhood Design Development provisions set forth in § 27-2049.1 and the Zoning Ordinance set forth in Section 27-103.
- (2) The modification will not result in any danger to the public health and safety, nor adversely impact adjoining properties or future inhabitants of the Neighborhood Design Development.
- (3) The modification will not result in a use otherwise not permitted in the applicable zoning district.
- (4) The modification will not result in an increase in residential density permitted in § 27-2049.6.A.
- (5) The modification will allow for equal or better results and represents the minimum amount of relief necessary to ensure compliance with the applicable criteria in the Zoning Ordinance.

B. The DRC shall have an opportunity to review and comment on the requested modification (prior to review by the Susquehanna Township Planning Commission or the Board of Commissioners) as part of the approval process.

6. Dwelling, Bulk and Area Regulations. The following dwelling types complying with the applicable bulk and area regulations shall be permitted in a Neighborhood Design Development:
  - A. Maximum residential density of a Neighborhood Design Development: Eight units per acre.
  - B. Single-family detached dwelling.
    1. Minimum lot area: 4,000 square feet.
    2. Minimum lot width: 40 feet.
    3. Minimum setbacks: Unless located along a curved street, which creates a similar effect, variations in principal building position and orientation should be considered. The use of pilasters, piers, columns, arches, terraces, porches, porticos, stoops, balconies, colonnades, arcades, or similar elements; varying the roof lines of buildings through the use of dormers, gables, turrets or similar elements; or articulated façades and articulated roof lines, which create a similar effect, shall be permitted in lieu of the following:
      - (a) Minimum front yard: 5 feet.
      - (b) Minimum side yard: 5 feet.
      - (c) Minimum rear yard: 10 feet.
    4. Coverage regulations.
      - (a) Maximum building coverage: 65%.
      - (b) Maximum impervious lot coverage: 75%.
      - (c) Minimum vegetative coverage: 25%.
    5. Height regulations. Height of principal building shall not exceed 35 feet in accordance with § 27-2104.

C. Townhouse.

1. Minimum lot area:
  - (a) Interior lot or unit: 1,200 square feet.
  - (b) Corner lot or end unit: 1,400 square feet.
2. Minimum lot width:
  - (a) Interior lot or unit: 16 feet.
  - (b) Corner lot or end unit: 20 feet.
3. Minimum setbacks: In townhouse buildings staggered setbacks of individual dwelling units accompanied by a variation in facade design are required so the buildings offer visual variety, individualism, and provide private yard areas. No more than two contiguous units shall have the same facade setback within a building. Changes in unit setback shall involve a minimum of four feet. The use of pilasters, piers, columns, arches, terraces, porches, porticos, stoops, balconies, colonnades, arcades, or similar elements; varying the roof lines of buildings through the use of dormers, gables, turrets or similar elements; or articulated façades and articulated roof lines, which create a similar effect, shall be permitted in lieu of the following:
  - (a) Minimum front yard: 5 feet.
  - (b) Minimum side yard:
    - (i) Interior (i.e., attached side): 0 feet.
    - (ii) End (i.e., detached side): 5 feet.
  - (c) Minimum rear yard: 10 feet.
4. Coverage regulations.



- (a) Maximum building coverage: 75%.
  - (b) Maximum impervious lot coverage: 85%.
  - (c) Minimum vegetative coverage: 25%.
5. Height regulations. Height of principal building shall not exceed 40 feet in accordance with § 27-2104.
6. Accessory buildings shall comply with the side yard requirements for principal buildings.

**SECTION 6:** If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this Ordinance shall continue to be separately and fully effective.

**SECTION 7:** All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 8:** This Ordinance shall be effective immediately.

**ORDAINED AND ENACTED** as an Ordinance this \_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

**BOARD OF COMMISSIONERS OF  
THE TOWNSHIP OF SUSQUEHANNA**

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DAVID W. KRATZER, JR., Secretary

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FRANK LYNCH, President