

**ORDINANCE 21-\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING § 27-1906(3) OF THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE (THE "ZONING ORDINANCE") TO AMEND THE PERCENTAGES THAT APPLY TO THE LAND AREA FOR THE TND-1 DISTRICT AND AMENDING EXHIBIT 'C' TO PART 19 OF THE ZONING ORDINANCE, "REGULATING PLAN: TND - TRADITIONAL NEIGHBORHOOD DEVELOPMENT - 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. §27-1906(3) of the Zoning Ordinance is hereby amended and restated in whole as follows:

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: 40%.

Section 2. Part 19, Exhibit 'C' is hereby amended and replaced by the "Regulating Plan" attached hereto.

Section 3. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar as they are inconsistent herewith.

Section 4. 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 affect 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 5. This Ordinance shall become effective upon enactment.

ORDAINED AND ENACTED as an Ordinance this \_\_\_\_ day of \_\_\_\_\_, 2021.

**ATTEST:**

---

**BOARD OF COMMISSIONERS OF  
SUSQUEHANNA TOWNSHIP**

---

**FRANK LYNCH, President**

# Regulating Plan

## Progress & Linglestown: TND Building Use Legend

- C-1 Commercial/Office/Retail/Restaurant
- C-2 Commercial/Office/Retail/Restaurant/Parking
- C-3 Commercial/Hotel
- R-3 Single Family Detached Residential
- R-2 Senior Living/Community Center
- R-1 Multifamily Residential

### Mixed-Use Compliance Table

Use	Average	% of Site	Required/Permitted
Commercial Use	14.1% (21.0M)	16%	10% Min.
Residential Use	12.2% (36.2M)	62%	40% Min.
Total Transit	14.1% (21.0M)	100%	
Green Space	14.1% (21.0M)	30%	25% Min.
Residential Single Family Detached	14.1% (21.0M) GR055	24%	5% Min.
Residential Multi-Family	14.1% (21.0M) GR055	37%	5% Min./40% Max.



**Susquehanna Union Green**  
 Susquehanna Township  
 Dauphin County, PA

**PROJECT NUMBER:**  
 210231  
**Drawn By:**  
 DM  
**Checked By:**  
 FDM  
**Date:**  
 July 8, 2021  
**REVISIONS:**

**Scale:**  
 1"=100'  
**Sheet Name:**  
 Regulating Plan  
**Sheet Number:**  
 L101

**Stormwater Management Area**  
**Walking Paths**  
**Green Space**  
**Central Green**  
**Green**  
**Green Springs**  
**Stream**  
**Public Transportation**  
**Property lines are build-to lines**



**Stormwater Management Area**  
**Walking Paths**  
**Green Space**  
**Central Green**  
**Green**  
**Green Springs**  
**Stream**  
**Public Transportation**  
**Property lines are build-to lines**