

ORDINANCE 25-01

TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE SPECIFICALLY BY AMENDING SECTION 27-204 (ENTITLED "LIST OF DEFINITIONS") TO ADD A NEW DEFINITION OF "MULTIPLE FAMILY COMPLEX"; BY AMENDING SECTION 27-1402 (ENTITLED "PERMITTED USES") BY THE ADDITION OF MULTIPLE FAMILY COMPLEX TO PERMITTED USES IN THE MIXED USE CORRIDOR – HIGH DENSITY DISTRICT; BY AMENDING PART 20 (ENTITLED "USE REGULATIONS") BY ADDING A NEW SECTION 27-2051 (ENTITLED "MULTIPLE FAMILY COMPLEXES").

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 of the Township.

WHEREAS, an increased demand for a variety of housing is needed in the Township, the overall demand for housing has increased, and such demand has increased both the cost to construct housing in the Township and the pricing of housing in the Township.

WHEREAS, in certain circumstances, denser housing in appropriate areas is preferred in the Township to address the increased demand and increased costs for housing.

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: The Susquehanna Township Zoning Ordinance, specifically Section 27-204 (Entitled "List of Definitions"), is hereby amended by adding the new definition in alphabetical order of the existing definitions thereto as follows:

“Multiple Family Complex” means a grouping of three or more buildings with multiple family dwelling units, located on a single lot, that are planned, coordinated, and developed as a single site with common access.

SECTION 2: The Susquehanna Township Zoning Ordinance, specifically Section 27-1402 (entitled “Permitted Uses”), is hereby amended by adding Multiple Family Complexes to the existing list of Residential Uses as follows:

7.1. Multiple Family Complexes in accordance with § 27-2051.

SECTION 3: The Susquehanna Township Zoning Ordinance, specifically Part 20 (entitled “Use Regulations”), is hereby amended by adding a new Section 27-2051 (entitled “Multiple Family Complexes”) as follows:

§ 27-2051 Multiple Family Complexes.

1. Notwithstanding, anything to the contrary contained in Part 14 and Section 27-2104 does not apply, and the following requirements apply to Multiple Family Complexes:
 - A. The minimum lot area shall be 5 acres.
 - B. The lot shall have frontage along at least two (2) public roads, with one (1) designated as an arterial or collector road.
 - C. The lot shall have a minimum of 250 feet of frontage along an arterial or collector road.
 - D. The lot shall be located within 500 feet of at least one public transportation route or stop.
 - E. The maximum density shall be sixteen (16) dwelling units per acre.

- F. Each dwelling unit must meet the Uniform Construction Code's minimum habitable floor area and the requirements in Section 2107.
- G. At least 5% of the dwelling units in each building must be either fully accessible or accessible to the hearing or visually impaired.
- H. The minimum lot width is one hundred fifty (150) feet.
- I. For principal buildings there shall be a minimum build-to-line of ten (10) feet and the maximum build-to-line of twenty (20) feet, where reasonable, and taking into account any existing public utilities or public improvements.
 - (1) If existing public utilities or public improvements interfere with the required build-to-area, all buildings sharing the same frontage may be moved beyond the build-to-area.
 - (2) If the buildings are moved beyond the build-to-area, and as permitted by the public utility or agency owning the public improvements, a fence, hedge, or wall shall be planted or installed in the build-to-area.
 - (3) Other principal buildings may be located on the lot as outside of the build-to-area as long as they comply with side and rear setback requirements as applicable.
 - (4) § 27-1406.1 shall not apply to Multiple Family Complexes, but parking shall not be permitted in the build-to-area or front yards.
- J. The minimum side yard setback shall be ten (10) feet.

- K. The minimum rear yard setback shall be forty (40) feet.
- L. The lot impervious coverage shall not exceed seventy percent (70%).
- M. The maximum building height shall not exceed forty-eight (48) feet.
- N. The interior yards shall comply with § 27-2106.7 of this Chapter.
- O. Public water and public sewer are required and shall be provided.
- P. Entrances to buildings shall be provided with all-weather walkways to parking and refuse collection points, if applicable.
- Q. A swimming pool, fitness center or other indoor or outdoor area of active or passive recreation shall be provided on the property.
- R. The Building Site Design Elements are as follows:
 - (1) Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, or small-scale lighting.
 - (2) Vertical Definition. The maximum length of any building wall that is parallel with, and oriented toward, the public street is 50 feet without vertical definition. Vertical definition may be in the form of changes in color and materials, modulations of sufficient width and depth to define the vertical element, or some combination of these techniques.

(3) Horizontal Definition. All buildings shall include design techniques which clearly define the building's top, middle, and bottom, as follows:

a) Top: shall include sloped roofs, strong eave lines, cornice treatments, horizontal trellises, sunshades, or other similar architectural features.

b) Middle: shall include windows, balconies, material changes, railings, or similar architectural treatments.

c) Bottom: pedestrian-scale building details, awnings, arcades, "earth" materials including concrete, stone, stucco, or other similar architectural treatments.

(4) All buildings shall have at least one primary entrance that is located on the building's front facade.

(5) All light fixtures attached to the building's front facade shall be decorative.

(6) Any accessory building shall be similar to, compatible with or otherwise complement the design and construction of the principal building to which it is accessory.

S. The Streetscape Design Elements are as follows:

(1) The existing public pedestrian systems such as sidewalks, walkways and trails shall be continued or extended and maintained on the site as applicable.

(2) The streetscape shall be embellished with onsite buildings, sidewalks, walkways, trails, street trees and decorative streetlights (poles and fixtures) as applicable.

1. Street trees shall be provided in accordance with the Township's Subdivision and Land Development Ordinance, Chapter 22, Section 1009.3.

2. Any streetscape embellishments, not attached to a building, and not setback at least fifty (50) feet from a building containing dwelling units, must not exceed twelve (12) feet in height.

(3) Any onsite identification and directional signage shall be based upon a consistent and cohesive design aesthetic for the site.

(4) One sitting bench per every one acre or one gazebo per every three acres, or a combination thereof, shall be provided onsite.

T. 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 recommendations to the applicant.

U. All proposed building site and streetscape design elements shall be based upon a consistent and cohesive design aesthetic for site.

V. § 27-2110 (Erection of More than One Principal Use on a Lot) shall not apply to Multiple Family Complexes.

W. All exterior lighting shall face downward and have full cutoffs.

SECTION 4: Except only as amended, modified, and changed herein, the Susquehanna Township Zoning Ordinance as originally enacted and previously amended shall remain in all other respects in full force and effect.

SECTION 5: 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.

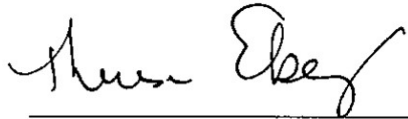
SECTION 6: If any section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or the Susquehanna Township Zoning Ordinance as a whole, or any other section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or remaining portion of this Ordinance or the Susquehanna Township Zoning Ordinance.

SECTION 7: This Ordinance shall become effective (5) days after its enactment by the Board of Commissioners of the Township of Susquehanna, Dauphin County, Commonwealth of Pennsylvania.

ENACTED AND ORDAINED, into an Ordinance this 13th day of March, 2025,

by the Board of Commissioners of the Township of Susquehanna

ATTEST:

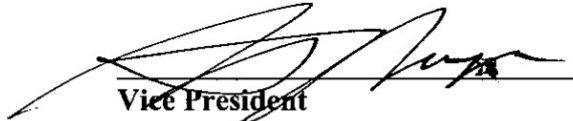


Township of Susquehanna, Manager

BOARD OF COMMISSIONERS OF
SUSQUEHANNA TOWNSHIP



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