

**LONDONDERRY TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA**

**Ordinance 2020-04**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 27, ZONING, PART 9 (C-2 COMMERCIAL DISTRICT (SHOPPING CENTER)), TO AMEND THE CONDITIONAL USE REQUIREMENTS FOR MINI-WAREHOUSE/STORAGE UNIT FACILITIES WITH A BUILDING AREA OF LESS THAN 50,000 SQUARE FEET; AMENDING THE IMPERVIOUS SURFACE AND YARD SEPARATION REGULATIONS; PROVIDING FOR THE REPEALER AND SEVERABILITY OF THE PROVISIONS; AND, PROVIDING FOR THE EFFECTIVE DATE THEREOF.**

**WHEREAS**, the Londonderry Township Board of Supervisors previously duly enacted a Zoning Ordinance of Londonderry Township, Dauphin County, Pennsylvania ("Zoning Ordinance"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 et seq.); which Zoning Ordinance was codified as Chapter 27 of the Code of Ordinances of Londonderry Township;

**WHEREAS**, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors has met the procedural requirements of the MPC and of the Township's ordinances for the adoption of the proposed ordinance amendment, including notice review, posting and holding a public hearing; and

**WHEREAS**, the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania amends sections of the Part 9 (C-2) Commercial District (Shopping Center) zoning district, to amend the requirements applicable to Conditional Use requirements for mini-storage facilities as contained herein.

**WHEREAS**, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Londonderry Township will be served by the proposed Ordinance amendments.

**NOW THEREFORE**, it is hereby ordained by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 27, Zoning, Part 9, (C-2) Commercial District (Shopping Center) of the Code of Ordinances of the Township of Londonderry is amended as follows:

**SECTION 1. Amendments to Part 9 of Zoning Ordinance.** Part 9 (C-2 Commercial District [Shopping Center]), Section 912 (Conditional Uses), is amended to add the following underlined exception to the conditional use requirements and to delete the text indicated by strikethrough as follows:

\* \* \* \* \*

4. Site Standards. The requirements contained in Chapter 27 (relating to zoning), and this Part apply unless otherwise specified below:

A. Impervious Surface.

- (1) No combination of structures and impervious surface, including asphalt, concrete, paved areas for parking, and pedestrian walkways shall exceed 60% of the total lot area, provided that if the conditional use is a miniwarehouse/storage unit facility with a building area of less than 50,000 square feet, the combination of structures and impervious surface may not exceed 70%.
- (2) No portion of the lot shall be paved with asphalt, concrete or other substance within 100 feet from the lot line of a lot located in any R-1 or R-2 Residential District provided that if the conditional use is a miniwarehouse/storage unit facility with a building area of less than 50,000 square feet, no portion of the lot shall be paved within 30 feet from the lot line of a lot located in any R-1 or R-2 Residential District.

\* \* \* \* \*

D. Yard and Yard Separation Requirements. Except as provided in § 912(4)(B):

- (1) The front yard of a conditional use facility shall be at least 100 feet from the right-of-way line, with the rear and two side yards totaling 50 feet each, provided that if the conditional use is a miniwarehouse/storage unit facility with a building area of less than 50,000 square feet, the front yard shall be at least 50 feet from the right-of-way line, with the rear and two side yards totaling 40 feet each.
- (2) Any yard abutting a public street or any residential district or residential use shall be landscaped with screening and buffer yards in accordance with the prevailing ordinances and regulations and maintained for its entire length with appropriate vegetative planting materials. Whenever a ~~conditional use~~ logistics facility, business park or a miniwarehouse/storage unit facility with a building area greater than or equal to 50,000 square feet abuts a residential use or residential district, an earthen berm of not less than six feet in height shall be provided except that in yard areas that abut wetlands, streams and other natural barriers, the elevated earthen berm requirement may be modified with approval from the Board of Supervisors as part of the conditional use approval.

Landscaping shall be provided on the earthen berm. The property owner is responsible for maintenance of the landscaping.

**SECTION 2. Repealer.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**SECTION 3. Severability.**

In the event any provisions, sections, sentences, clause, or part of this Ordinance Amendment 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 Amendment, it being the intent of the Board of Supervisors that the remainder of the Ordinance Amendment shall remain in full force and effect.

**SECTION 4. Effective Date.**

This Ordinance Amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Londonderry Township as provided by law.


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**DULY ORDAINED and ENACTED** this 17 day of November, 2020, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

**ATTEST:**

  
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Steve Letavic, Secretary

**BOARD OF SUPERVISORS  
LONDONDERRY TOWNSHIP**

By:   
\_\_\_\_\_  
Michael Geyer, Chairman