

**LONDONDERRY TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA**

**Ordinance 2021-08**

**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 REMOVE BUSINESS PARKS, LOGISTICS FACILITIES AND MINI-WAREHOUSE/STORAGE UNIT FACILITIES AS CONDITIONAL USES IN THE C-2 COMMERCIAL DISTRICT (SHOPPING CENTER) ZONING DISTRICT; TO AMEND PART 11 (I-1 INDUSTRIAL DISTRICT (LIGHT)) TO ADD BUSINESS PARKS, LOGISTICS FACILITIES AND MINI-WAREHOUSE/STORAGE UNIT FACILITIES AS PERMITTED USES IN THE DISTRICT; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; 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, including notice review, posting and holding a public hearing; and

**WHEREAS**, the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania amends the Code of Ordinances to remove from Part 9 (C-2 Commercial District (Shopping Center)) business parks, logistics facilities and mini-warehouse/storage unit facilities as a conditional uses in the C-2 zoning district;

**WHEREAS**, the Board of Supervisors amends the Code of Ordinances to add to Part 11 (I-1 Industrial District (Light)) business parks, logistics facilities and mini-warehouse/storage unit facilities as permitted uses in the district.

**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 amendment.

**NOW THEREFORE**, it is hereby ordained by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of the Township of Londonderry is amended as follows:

**SECTION 1.** In Part 9 (C-2 Commercial District (Shopping Center)), Section 901, Intent, is revised as follows by removing the bolded and bracketed text:

This district is designed to provide commercial enterprises which serve the local and traveling public **[and to provide flexible development along the Route 230 Corridor area, allowing for planned special growth]**.

**SECTION 2.** Part 9, Section 903, Limitations, is amended as follows by removing the bolded and bracketed text. Ellipses indicates existing text in the Ordinance in which no amendments are made.

The above stores, businesses and shops shall be permitted only under the following conditions:

\* \* \* \* \*

B. Processing, manufacturing, shipping or assembling other than incidental to the retail trade with the store or business will not be allowed except for § 902Q, R and S **[and § 912]**.

\* \* \* \* \*

**SECTION 3.** Part 9, Section 904, Height Regulations, is revised as follows by removing the bolded and bracketed text and adding the underlined text. Ellipses indicates existing text in the Ordinance in which no amendments are made.

1. **[Except as provided in § 912, the]** The height of any building shall be limited to 35 feet.

\* \* \* \* \*

**SECTION 4.** Part 9, Section 905, Yard Regulation, is revised as follows by removing the bolded and bracketed text. Ellipses indicates existing text in the Ordinance in which no amendments are made.

Except with respect to Public Pumping Stations for which the requirements of this Section shall not apply **[and except as provided in § 912 for Conditional Uses with special yard requirements]**, the following yard regulations shall apply:

1. Front yard: depth 50 feet.
2. Side yard (two required): 40 feet each side of the principal building. However, no interior side yard shall be required where two or more principal buildings abut side to side on same parcel.

\* \* \* \* \*

**SECTION 5.** Part 9, Section 906, Coverage Regulations, is revised as follows by removing the bolded and bracketed text and adding the underlined text:

Provided that none of the coverage requirements of this Section apply to Public Pumping Stations, the following regulations shall apply:

1. [Except as provided in § 912, coverage] *Coverage* shall be no more than 40%.
2. Ten percent of the lot area shall be covered with plant material.
3. [Except as provided in § 912, the parking area] *Parking areas* shall be no more than 50% of the lot area.

**SECTION 6.** Part 9, Section 910, General Regulations applicable to all development in the C-2 Commercial District is amended as follows by removing the bolded and bracketed text:

All uses within this zone, with the exception of Public Pump Stations, shall also comply with the general regulations in Part 16 of this Chapter, if applicable, except that the requirements for outdoor lighting as set forth in § 411, Subsection 4, of the Londonderry Township Subdivision and Land Development Ordinance (Chapter 22) shall apply to the development of [a conditional use as provided in § 912 or] a shopping center pursuant to the C-2 District requirements in lieu of the requirements for outdoor lighting in § 1602, Subsection 3A, B and C.

**SECTION 7.** Part 9, Section 912 relating to Conditional Uses, is hereby deleted in its entirety.

**SECTION 8.** In Part 11 (I-1 Industrial District (Light)), Section 1102, Permitted Uses, is revised as follows by removing the bolded and bracketed text and adding the underlined text. Ellipses indicates existing text in the Ordinance in which no amendments are made.

\* \* \* \* \*

3. Warehousing and wholesale establishments, *logistics facilities*, storage yards, lumber yards, for retail and wholesale and similar establishments.

\* \* \* \* \*

11. *Business Parks, consisting of an area of land in which many office buildings are grouped together for commercial use.*

12. *Mini-Warehouse/Storage Unit Facilities containing individual units that are designed to be rented out for the purpose of storing personal belongings.*

13. Other similar uses which in the opinion of the Zoning Hearing Board are the same general character as those listed above and which would not be detrimental to the intended purpose of this district.

[12] 14. Customary accessory uses and buildings incidental to any of the above permitted uses, including signs as specified in Part 18, Signs.

[13] 15. Public Pumping Stations.

### **SECTION 9. Directives.**

The Township Zoning Officer is directed to review the Zoning Ordinance in accordance with this Ordinance, and to cause the list of Zoning Reclassifications in Article B of Part 2 of the Zoning Ordinance to be updated to reflect such changes.

### **SECTION 10. 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 11. Revisions**

The Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its zoning ordinance, including this provision.

### **SECTION 12. 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 13. 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.

**DULY ORDAINED and ENACTED** this 16th day of November, 2021, 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:



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**Bart Shellenhamer, Chair**