

**LONDONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

Ordinance 2024-02

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 27, ZONING, PART 3 (DEFINITIONS) TO ADD AND REVISE VARIOUS DEFINITIONS; TO ADD, UPDATE, AND REVISE PROVISIONS AND REGULATIONS THROUGHOUT CHAPTER 27, ZONING, RELATING TO MANUFACTURED/MOBILE HOMES, RESIDENTIAL HOTELS, SHORT-TERM RENTALS, BED-AND-BREAKFAST ESTABLISHMENTS, DWELLING UNITS, AND ACCESSORY STRUCTURES; TO ADD, UPDATE, AND REVISE PROVISIONS DELINEATING THE DISTRICTS IN WHICH CERTAIN USES, INCLUDING SHORT-TERM RENTALS, BED-AND-BREAKFAST ESTABLISHMENTS, AND MANUFACTURED/MOBILE HOME USES, ARE PERMITTED; TO CLARIFY IN PART 4 (ENFORCEMENT AND POWERS OF ZONING OFFICER) THAT THE ADDITION OR ALTERATION OF ACCESSORY STRUCTURES AND BUILDINGS WILL REQUIRE A PERMIT; TO MODIFY CHAPTER 11 (I-1 INDUSTRIAL DISTRICT [LIGHT]), SECTION 1103 REGARDING PERMITTED USES; TO CLARIFY LANGUAGE IN PART 13 (MH-R MOBILE HOME – RESIDENTIAL DISTRICT) TO REFLECT THE REVISIONS PREVIOUSLY MADE TO CHAPTER 14 (MANUFACTURED/MOBILE HOMES AND MANUFACTURED/MOBILE HOME PARKS); TO AMEND PART 16 TO UPDATE OBSOLETE REFERENCES TO THE BOCA CODE; TO REVISE PART 19 (OFF-STREET PARKING) TO ADDRESS PARKING REQUIREMENTS FOR MANUFACTURED/MOBILE HOMES AND SHORT-TERM RENTAL UNITS; TO PROVIDE FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND TO PROVIDE 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 this proposed ordinance--which was originally

prepared and recommended by the Township Planning Commission--including public notice, County planning commission review, and posting requirements, and the holding of a public hearing; and

WHEREAS, the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania believes it is in the best interests of the Township's residents to amend Chapter 27 (Zoning) of the Code of Ordinances to add and revise various definitions and regulations associated with short-term rental units, bed-and-breakfast uses and certain other transient lodging uses, dwelling units, and manufactured/mobile homes; to clarify in Part 4 (enforcement and powers of zoning officer) that the addition or alteration of accessory structures and buildings will require a permit; to provide for the zoning districts where short-term rental units, bed-and-breakfast establishments, residential hotels, and manufactured/mobile homes are permitted uses; to clarify language in Part 13 (MH-R Mobile Home – Residential District) to reflect the revisions previously made to Chapter 14 (Manufactured/Mobile Homes and Manufactured/Mobile Home Parks); to amend Part 16 to delete obsolete references to the BOCA Code and replace them with updated references; and to revise Part 19 (Off-Street Parking) to address parking requirements for manufactured/mobile homes and short-term rental units; and

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, including as it applies to transient lodging by providing for the stability of family oriented residential neighborhoods and for the protection of long-term residential uses from nuisances and safety hazards.

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 Chapter 27 (Zoning), Part 3 (Definitions), §302 (Specific Definitions) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Chapter 27 Zoning
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Part 3 Definitions

§ 302 Specific Terms

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ACCESSORY BUILDING

A building detached from and subordinate to the main building and used for purposes customarily incidental to the main building including, but not limited to, a garage, shed, barn, or pole building.

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ACCESSORY STRUCTURE

A structure used for purposes customarily incidental to or in support of the main (i.e. principal) building including, but not limited to, a deck, privacy or retaining wall, fence, or pool.

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BED-AND-BREAKFAST ESTABLISHMENT

~~A single family detached dwelling where between one and 10 rooms are rented to overnight guests, not to exceed 20 guests on a daily basis, for periods not exceeding two weeks.~~ An owner-occupied or operator-occupied single-family detached dwelling in which between one and ten (10) rooms are rented for compensation to overnight guests, not to exceed 20 guests on a daily basis, for periods not exceeding two consecutive weeks per guest. Meals for lodging guests shall be included, however, no cooking facilities are permitted in any rental room. For the avoidance of doubt, unlike a short-term rental unit, for a bed-and-breakfast establishment the host owner or operator must be on site and supervising the dwelling during the period of any guest's stay at the facility.

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CAMPING GROUND

A parcel of land used by campers for seasonal, recreational, or other similar temporary living purposes, in buildings of a movable, temporary, or seasonal nature, such as cabins, tents, or shelters, but not including a manufactured/mobile home camp/mobile home court, or manufactured/mobile home park.

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DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured/mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations and the subdivision of land or land development.

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DWELLING

~~A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and~~

sanitation. A structure or portion thereof that is used exclusively for human habitation.

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DWELLING, MULTIFAMILY (APARTMENT)

A building used by three or more families living independently of each other, containing three or more dwelling units, including apartment houses.

DWELLING, SINGLE-FAMILY, ATTACHED (TOWNHOUSE)

A building used by one family and dwelling unit having two party walls in common with other buildings, exterior or end units having one party wall and one side **yard (for which one of the two front yards of a corner lot may be counted as the side yard).**

DWELLING, SINGLE-FAMILY, DETACHED

A building used by one family, having only one dwelling unit dwelling unit having no party walls in common with other buildings, and having two side yards **(for which one of the two front yards of a corner lot may be counted as one of the side yards).**

DWELLING, SINGLE-FAMILY, SEMIDETACHED

A building used by one family, dwelling unit having **one side yard,** and one party wall in common with another **building, dwelling unit.**

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DWELLING UNIT

One or more rooms occupied, or intended for occupancy, as separate living quarters by a single housekeeping family maintaining a household, the members of which have unrestricted access to all other parts of the dwelling, with cooking, sleeping, and sanitary facilities provided therein, for the exclusive use of that single family.

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FAMILY

One or more persons occupying one single dwelling unit and maintaining one common household unit, not including more than five persons who are not related to each other by blood, official foster relationship, marriage or adoption, or occupants of a club, institutional use, facility that's primary purpose is to house persons who have been adjudicated through the criminal justice system, and fraternity, lodging or boarding house. The term "family" may specifically include a maximum of five unrelated persons living within a permitted group home.

An individual person living alone or any of the following groups living together as a single, stable, non-transient housekeeping unit:

- 1. Any number of related persons;**
- 2. Three unrelated persons;**
- 3. Two unrelated persons and any children related to either of them;**

4. Not more than eight related or unrelated persons who are the functional equivalent of a family in that they live together, participate in such activities as meal planning, shopping, meal preparation and the cleaning of their dwelling unit together and who are part of a community-based residential home which qualifies as a community living arrangement licensed by the Pennsylvania Department of Public Welfare or other appropriate federal or state agency having jurisdiction, where the persons occupying the home are handicapped persons under the terms of the Fair Housing Amendments Act of 1988 and where the operator of the home provides room and board, personal care, rehabilitative services and supervision in a family environment. The presence of staff persons in a home meeting this definition in this Paragraph 4 shall not disqualify the group of persons occupying the dwelling unit as a "family."

The definition of a "family" does not include:

1. More than three unrelated persons living together;
2. Any society, club, fraternity, sorority, association, lodge, commune, federation, or like organization;
3. Any group of individuals whose association is transient or seasonal in nature including those in a camp, short-term rental, bed-and-breakfast inn, hotel or motel;
4. Any group of individuals who are in a group living arrangement as a result of institutional uses or criminal offenses; or
5. Any individual or group of individuals occupying a boarding house.

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LODGING HOUSE

~~A building where, for compensation, rooms are provided for at least three but not more than 15 persons, and in which no table board is furnished (also known as a "rooming house").~~

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LONG-TERM RENTAL UNIT

A dwelling unit that is rented by a family for a period of more than thirty (30) consecutive days. The term shall not include a short-term rental, bed-and-breakfast establishment, boarding house, hotel, motel, residential hotel, or group home.

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MANUFACTURED/MOBILE HOME

A transportable, single-family dwelling unit intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and

constructed upon a chassis so that it may be used without necessarily needing a permanent perimeter foundation. The term shall not be deemed to include a recreational vehicle; a "tiny home" that fails to meet Manufactured Housing Construction and Safety Standards Authorization Act, 35 P.S. § 1651.1, et seq, or applicable federal HUD requirements for manufactured housing; or a modular (industrialized) home regulated by the Industrialized Housing Act, 35 P.S. § 1651.1, et. seq.

MANUFACTURED/MOBILE HOME LOT

~~A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home~~ A land area in a manufactured/mobile home park containing a manufactured/mobile home stand and any additional or accessory structure, including but not limited to porches, sheds, decks or additional rooms.

MANUFACTURED/MOBILE HOME PARK (MHP)

A parcel ~~or contiguous parcels~~ of land which has been so designated and improved that it contains two or more manufactured/mobile home lots for the placement thereon of mobile, or that is occupied by, two or more manufactured/mobile homes.

MANUFACTURED/MOBILE HOME STAND

An improved area within a manufactured/mobile home lot containing the necessary utility connections and other appurtenances for the erection thereon of a single- or double-wide manufactured/mobile home.

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RECREATIONAL VEHICLE

A camper, travel trailer, watercraft or other motorized vehicle built on a single chassis designed to be self-propelled or permanently towable by a motorized vehicle functioning primarily as non-permanent living quarters, used for recreation, camping or seasonal use including the cargo trailer used solely for the transport thereof.

RELATED PERSONS

Individuals related by marriage, adoption, guardianship or other lawfully recognized custodial relationship resulting in one or more of the following relationships: husband, wife, brother, sister, parent, child, grandparent, great-grandparent, grandchild, great-grandchild, uncle, aunt, nephew, niece, sister-in-law, brother-in-law, father-in-law, mother-in-law or first cousin.

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RESIDENTIAL HOTEL

A hotel used by ~~16 or more~~ permanent guests ~~only and not by transients~~ for transient lodging or longer-term lodging, with no more than one family per suite, and which provides for kitchens or kitchenette facilities in addition to full bathrooms in individual suites.

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SHORT-TERM RENTAL UNIT

A Uniform Construction Code compliant dwelling unit rented to a family on one or more occasions per year for the purpose of transient living and overnight lodging, for a period of not less than one day and not more than thirty (30) consecutive days. The term shall not include a bed-and-breakfast establishment, boarding house, hotel, motel, residential hotel, long-term rental, or group home. Unlike a bed-and-breakfast establishment, a short term rental unit may provide for the exclusive possession of the guest family without the host-owner/operator being present on site during the term of the rental.

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~~TRAILER COACH—MOBILE HOME~~

~~Any portable living or mobile vehicle or structure designed or used for living purposes, regardless of whether the wheels, rollers, or skids are attached or unattached, not including those:~~

- ~~1. Displayed for sale.~~
- ~~2. Utilized as an office in a commercial activity.~~
- ~~3. Campers or camper-trailers parked in camps or camping grounds.~~

~~TRAILER COACH—MOBILE HOME PARK~~

~~A tract of land, including any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such area:~~

- ~~1. Where two or more trailer coaches or mobile homes are parked; or~~
- ~~2. Which is used by the public as a parking space for two or more trailer coaches or mobile homes.~~

TRANSIENT USE or TRANSIENT LODGING

Occupancy, use, or possession of a dwelling by persons for a period of 30 consecutive days or less. The term does not include: (a) occupancy, use or possession by: owners of the dwelling unit, or tenants with a lease for the exclusive occupancy of the dwelling unit for more than 30 consecutive days; (b) the family of such owner or tenant; or (c) temporary stays of no more than 30 days by unrelated individuals who are invited guests staying with such owners/tenants, without the payment of any type of compensation or other remuneration by such guests.

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UNRELATED PERSONS

Individuals who are not related by marriage, adoption, guardianship or other lawfully recognized custodial relationship resulting in one or more of the following relationships: husband, wife, brother, sister, parent, child, grandparent, great-grandparent, grandchild, great-grandchild, uncle, aunt, nephew, niece, sister-in-law, brother-in-law, father-in-law, mother-in-law or first cousin

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SECTION 2. In Chapter 27 (Zoning), Part 4 (Enforcement and Powers of Zoning Officer), §413 (Permits) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 4 ENFORCEMENT AND POWERS OF ZONING OFFICER

§ 413 Permits.

1. Requirements of Permits. A building **permit (unless exempted under the Uniform Construction Code)** and/or zoning permit shall be required prior to the erection, addition, or alteration of any building, **accessory structure, accessory building** or portion thereof; prior to the use or change in use of a building or land; and prior to the change or extension of a nonconforming use. It shall be unlawful for any person to commence work for the erection or alteration of any building, **accessory structure or accessory building** or for a change in land use until a permit has been duly issued therefor. No permit shall be required in cases of normal maintenance activities, minor repairs and alterations which do not structurally change a building or structure.

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SECTION 3. In Chapter 27 (Zoning), Part 5 (A-Agricultural District), §502 (Permitted Uses) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 5 A-Agricultural District

§ 502 Permitted Uses

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6. Single-family dwellings, with the exception of **transportable manufactured/mobile homes that are not affixed to a permanent foundation, as defined in Part 3 hereof,** with no more than two accessory buildings other than farm-use-related structures.

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SECTION 4. In Chapter 27 (Zoning), Part 6 (R-1 Residential District (Single Family – Country)), §602 (Permitted Uses) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 6 R-1 RESIDENTIAL DISTRICT (SINGLE FAMILY – COUNTRY)

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§ 602 Permitted Uses

1. Single-family detached dwellings, with the exception of transportable manufactured/mobile homes that are not affixed to a permanent foundation, as defined in Part 3

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- ~~12. Bed-and-breakfast establishments, provided the conditions specified in Part 16, § 1602, Subsection 8, Bed-and-Breakfast Establishments, are met.~~ [Reserved for future use.]

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SECTION 5. In Chapter 27 (Zoning), Part 7 (R-2 Residential District (Multifamily – Suburban)), §702 (Permitted Uses) is amended as follows by adding the underlined text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 7 R-2 RESIDENTIAL DISTRICT (MULTIFAMILY – SUBURBAN)

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§ 702 Permitted Uses.

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12. Short-term rental units, subject to the regulations in Chapter 11 (Rental Housing).

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13. Bed-and-breakfast establishment, provided the conditions specified in Part 16, § 1602, Subsection 8, Bed-and-Breakfast Establishments, are met.

SECTION 6. In Chapter 27 (Zoning), Part 13 (MH-R Mobile Home – Residential District) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 13 MH-R MOBILE HOME – RESIDENTIAL DISTRICT

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§ 1302 Use Regulations

The following shall be permitted uses in the MH-R Mobile Home — Residential District:

- A. ~~Manufactured/mobile Mobile~~ homes when located in a manufactured/mobile home park ~~mobile home park established and maintained and permitted in accordance with the "Londonderry Township Mobile Home Park Regulations" {Chapter 22, Part 6}.~~
- B. ~~Mobile homes~~ Manufactured/mobile homes on single-family lots ~~with a minimum lot size of one acre.~~
- C. All other uses permitted in the R-1 Residential District.
- D. Accessory uses on the same lot with and customarily incidental to the use of the ~~Mobile homes~~ manufactured/mobile homes permitted above.
- E. Public pumping stations.

§ 1303 Other Standards and Requirements

- 1. ~~The following standards and requirements shall apply to mobile homes in mobile home parks within the district:~~
 - A. ~~Mobile Home Park Regulations. All other standards and requirements set forth in the "Londonderry Township Mobile Home Park Regulations {Chapter 22, Part 6}, shall apply to mobile home parks within this district, as well as all other rules and regulations contained in this Chapter made applicable to this Section.~~
 - B. ~~Area Requirements. The lot area per mobile home unit shall be a minimum of 43,560 square feet (one acre) per unit with 10,890 square feet per unit for each unit thereafter, exclusive of park streets and recreation areas, where public water and sewer are provided. Where water and sewer are provided from private sources, the lot area per mobile home unit shall be a minimum of 43,560 square feet (one acre), exclusive of park streets and recreation areas. Lots shall have a minimum width of 50 feet and a minimum depth of 100 feet.~~

2. Except ~~that the requirements of this Subsection 2 shall not apply as~~ to public pumping stations, **for which this subsection does not apply**, the following standards and requirements shall apply to all other permitted uses within the district:

A. Height Regulations. The height of a building shall not be greater than 35 feet nor less than one story.

B. Area Regulations.

(1) **The lot area per dwelling unit or manufactured/mobile home that is not located within a manufactured/mobile home park shall be not less than 43,560 square feet (one acre).**

(2) **The lot area per dwelling unit that is located within a manufactured/mobile home park shall be as follows:**

a. **When public water and sewer are provided, the area shall be a minimum of 43,560 square feet (one acre) for the first manufactured/mobile home stand with 10,890 square feet for each additional stand thereafter, inclusive of manufactured/mobile home park streets and recreation areas.**

b. **When public water and sewer are not provided, the mobile home park area shall be a minimum of 43,560 square feet (one acre) for the first manufactured/mobile home stand with 10,890 square feet for each additional stand thereafter, exclusive of manufactured/mobile home park streets and recreation areas.**

(3) The lot area for nonresidential uses shall be not less than 43,560 square feet (one acre).

C. Width Regulations.

(1) **For lots not located within a manufactured/mobile home park:**

a. The lot width should be not less than 25 feet at the front street line measured at the street right-of-way line, nor less than 100 feet at the front building line.

b. ~~(2)~~ The lot width at the building setback line on cult-de-sac shall be no less than 100 feet.

c. ~~(3)~~ No more than two flag lots in succession shall be allowed in **MH-R** Mobile Home-Residential Districts.

(2) **For lots located within a manufactured/mobile home park:**

a. **Each manufactured/mobile home lot shall have a minimum width of 50 feet and minimum depth of 100 feet.**

b. **Each manufactured/mobile home stand shall have a minimum of 750 square feet for single homes and 1,000 square feet for double wide homes. A wider width and length may be necessary in new applications to accommodate modern units, while complying with setback and placement requirements.**

D. Yard Regulations.

(1) For manufactured/mobile homes not located within a manufactured/mobile home park:

- a. Front yard depth: 35 feet.
- b. ~~(2)~~ Side yards: two required, 15 feet in an interior lot. On a corner lot, the side yard abutting the street shall be not less than 35 feet.
- c. ~~(3)~~ Rear yards: 25 feet.

(2) For manufactured/mobile homes located within a manufactured/mobile home park:

- a. The front yard building setback line shall be a minimum of 15 feet measured from the common walkway or the edge of street or common driveway, whichever is more restrictive. The front yard setback may be reduced provided that the conditions contained in Chapter 14, § 305.1 is met.
- b. Two side and one rear yard shall each be at least 10 feet measured from the rear lot line of each manufactured/mobile home lot, provided that on a corner lot, the side yard abutting the street shall have a width equal to the depth of the front yard.
- c. Manufactured/mobile homes shall be separated from each other by a minimum of 20 feet on all sides. An unenclosed porch, steps, wheelchair ramp, deck, awning, or stoop for each dwelling may collectively intrude up to five feet into this separation distance.

(4) ~~(3)~~ Accessory buildings and structures may be within 10 feet of the rear lot lines.

E. Coverage Regulations. The coverage shall be no more than 30% of the lot area.

F. Off-Street Parking. ~~See definitions under Part 19, "Off-Street Parking."~~ The provisions in Part 19 of this Chapter shall apply to off-street parking.

G. Sign Regulations. The provisions in Part 18, Section 1806 of this Chapter shall apply. See Part 18, § 1806, "Signs Authorized in A Agricultural and R-1, R-2 and MH-R Residential Zoning Districts."

H. Manufactured/Mobile Homes Not Located In Manufactured/Mobile Home Parks. Manufactured/Mobile homes located on single-family lots shall be located in the MH-R Mobile Home-Residential District only and shall not be permitted in any other district unless affixed to a permanent foundation such that they are no longer transportable. It shall be unlawful for an owner, tenant or custodian of a mobile home, upon removal of a mobile home from a lot, to place a different mobile home upon said lot or to simply place a mobile home on a lot without first complying with the following requirements:

- ~~(1) Each mobile home shall be provided with a mobile home stand which provides an adequate foundation for the placement of such mobile home, securing the structure from settling, vibration, uplift and sliding.~~
- ~~(2) Each mobile home stand shall have a minimum area of 720 square feet. If a double wide mobile home is placed then the stand shall have a minimum area of 1,440 square feet. Such stands shall be concrete with a minimum thickness of four inches, shall have a frost wall around its perimeter, shall have an adequate subbase and shall be approved by the Inspector prior to the construction.~~
- ~~(3) A minimum of four eye bolts shall be embedded in the concrete stand and shall be strategically located for the purpose of securely affixing the mobile home from the forces of wind.~~
- ~~(4) Fire-resistant skirting shall be provided around the entire perimeter of the mobile home, for the purpose of concealing the wheel assembly and piping, and it shall be installed by the individual mobile home owner within 60 days after placement of the mobile home.~~
- ~~(5) All fuel oil supply systems provided to mobile homes and other structures shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.~~
- ~~(6) Each mobile home stand provided with pipe gas shall have an approved shut-off valve installed upstream of the gas outlet and, when not in use, shall be equipped with an improved cap to prevent accidental discharge of gas.~~
- ~~(7) All fuel oil supply systems provided to mobile homes, and other structures, shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.~~
- ~~(8) All fuel storage tanks shall be located below the ground surface and comply with Commonwealth and Federal regulations.~~
- ~~(9) All piping from outside fuel storage tanks shall be located below the surface of the ground and a riser pipe shall be provided, located within the confined area of the mobile home stand.~~
- ~~(10) All fuel oil supply systems shall have shut-off valves located within five inches from the mobile home stand surface.~~
- ~~(11) As an alternative to the concrete mobile home pad requirement, mobile home park owners may use a pedestal system under the following conditions:~~

- ~~(a) Footing requirements for each pedestal will be a minimum of two square feet.~~
- ~~(b) The footing depth for each pedestal shall be a minimum of 30 inches, however, the Township Inspector may alter the depth of the footing necessary depending on site conditions and the location of utilities that may affect the location of such footings.~~
- ~~(c) If a concrete footing is placed, its minimum thickness shall be eight inches.~~
- ~~(d) Piers may be utilized off the footings consisting of either concrete or masonry. Anytime a pier consisting of masonry blocks is over four masonry blocks above the ground level, it shall be reinforced and the cores filled.~~
- ~~(e) The top block of any masonry block piers shall be a solid masonry piece.~~
- ~~(f) The quantity of piers shall be dictated by the sizing involved. That is, each pier shall be located not more than 10 feet apart and each pier shall be not more than five feet from the end of the mobile unit.~~
- ~~(g) Each unit shall have a minimum of four anchorage devices, either cast in the concrete pier or footing, or of a screw type acceptable to the Township which complies with the manufacturer's home foundations as recommended by the Department of Housing and Urban Development.~~

~~(12) All fuel oil storage tanks shall be located at a minimum distance of 10 feet from all electrical service lines.~~

SECTION 7. In Chapter 27 (Zoning), Part 14 (Traditional Neighborhood Development ("TND")), §1406 (Allowed Uses in a TND), Subsection 1, is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

§ 1406. Allowed Uses in a TND.

1. The following uses shall be allowed within an approved traditional neighborhood development, provided that all the uses are consistent with the overall master plan:

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- M. **Exercise club or hotel/bed and breakfast inn (see § 1602, Subsection 8) with a maximum of 30 guest rooms.**

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Z. Hotel.

AA. Bed-and-breakfast establishment, provided the conditions specified in Part 16, § 1602, Subsection 8, Bed-and-Breakfast Establishments, are met.

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SECTION 8. In Chapter 27 (Zoning), Part 16 (General Regulations), Section 1602 (Use Regulations Supplemental in Multiple Districts), Subsection 8, relating to Bed-and-Breakfast Establishments, is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 16 GENERAL REGULATIONS

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§1602 Use Regulations Supplemental in Multiple Districts.

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8. Bed-and-Breakfast Establishments. Within ~~all districts with the exception of industrial districts,~~ those specific districts in which bed-and-breakfast establishments are expressly permitted, such use is subject to the following criteria:

- A. No modifications to the external appearance of the building (except those required by any applicable building or zoning code or regulations) which would alter its residential character shall be permitted.
- B. All floors above or below grade shall have a permanently affixed direct means of escape to the ground level.
- C. Meals may be offered only to registered overnight guests.
- D. One off-street parking space shall be provided for each room available for rent in addition to the off-street parking required for the dwelling unit.
- E. All parking areas shall be set back a minimum of 10 feet from all property lines.
- F. One outdoor ~~roadway~~ sign, no larger than 12 square feet, shall be permitted.
- G. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used.

H. The applicant shall furnish proof of any required approvals under the Uniform Construction Code.

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SECTION 8. In Chapter 27 (Zoning), Part 16 (General Regulations) is further amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 16 GENERAL REGULATIONS

§ 1601 Use Regulations Supplemental in Districts Where Permitted.

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2. Automobile or Gasoline Service Stations or Fuel Storage Facilities. In districts where permitted, service stations and fuel storage facilities shall be subject to the following safeguards and regulations:

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I. The facilities referenced in subsection (2) are exempt from compliance with the **BOCA International** Property Maintenance Code section pertaining to unlicensed and unregistered vehicles.

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§ 1603 Permitted with Site Plan Review

1. Earth-Sheltered Housing. Earth-sheltered housing shall be permitted in all districts where any other housing is acceptable but shall comply with the following:

A. **BOCA Uniform Construction** Code, where applicable.

B. Subject to the review of Township Planning Commission and approval of the Board of Supervisors to assure proper use, function and extent of planned building.

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§ 1609 Yard Regulations

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9. Fences and Walls.

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D. No fence and wall shall be erected or altered **on any property which abuts State, Federal and Township road rights-of-way** unless and until the owner **obtains a zoning fence permit from the Township and, if applicable,** complies with building

permit requirements set forth in pursuant to the BOCA National Building Code/1990 as amended and supplemented Uniform Construction Code.

SECTION 9. In Chapter 27 (Zoning), Part 19 (Off-Street Parking) is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 19 OFF-STREET PARKING

§ 1902 Residential Parking.

1. Single-family dwellings: two spaces per dwelling unit.
2. Multiple-family dwellings, manufactured/mobile homes not located within a manufactured/mobile home park, and conversion apartments: two spaces per dwelling unit.
3. ~~Group quarters, rooming houses Bed-and-breakfasts, Bed-and-breakfast establishments,~~ boardinghouses, motels, and hotels and ~~tourist homes~~: one parking space for each guest room plus one additional space for each full-time employees. If a restaurant or other commercial space in connection with the above is open to the public, the off-street parking shall not be less than that required for guest rooms plus the number of spaces required under Section 1903 for the commercial space.
4. Short-term units: two spaces per dwelling unit.
5. Manufactured/mobile homes located within a manufactured/mobile home park: one space per manufactured/mobile home lot, located within 300 feet of the manufactured/mobile home it is intended to serve.

* * * * *

§ 1913 Motor Vehicle Access

* * * * *

- C. As to lots located within a manufactured/mobile home park, the provisions in Chapter 22 (Subdivision and Land Development), Section 605 (Motor Vehicle and Emergency Vehicle Access) shall apply.

SECTION 10. In Chapter 27 (Zoning), Part 11 (I-1 INDUSTRIAL DISTRICT (LIGHT)), §1102 (Permitted Uses), Paragraph 13, is amended as follows by adding the underlined text and deleting the stricken through text. Ellipses indicate text in the Ordinance in which no amendments are proposed to be made.

Part 6 I-1 INDUSTRIAL DISTRICT (LIGHT).

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§ 1102 Permitted Uses

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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.~~ [Reserved for future use.]

* * * * *

SECTION 11. 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 12. 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 13. 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.

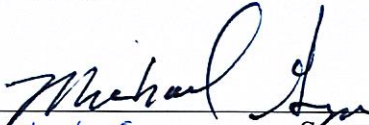
SECTION 14. Effective Date

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.

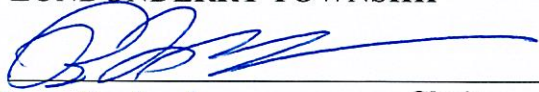
DULY ORDAINED and ENACTED this 1st day of April, 2024, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

**BOARD OF SUPERVISORS
LONDONDERRY TOWNSHIP**



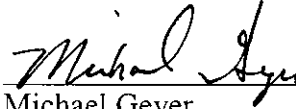
Michael Geyer, Secretary

By: 

Bart Shellenhamer, Chair

Certification

I hereby certify the foregoing is a true and correct copy of **Ordinance 2024-02** of Londonderry Township, Dauphin County, Pennsylvania, which was advertised in the Patriot News, a newspaper of general circulation in the municipality, on March 5, 2024, and on March 14, 2024, and was duly enacted and approved as set forth at the regular meeting of the municipality's governing body held on April 1, 2024.



Michael Geyer
Township Secretary