General Notes Regarding Proposed Changes

- **NO** changes have been made to the **Zoning Map** nor the **Designation of Districts** established under the current Zoning Ordinance (ZO) adopted by the township's Board of Supervisors (BOS) in 2000.
- The majority of changes to the ZO have been "editorial changes". An *editorial change* to a ZO is a minor, non-substantive update to the text that does not alter the underlying land-use regulations or zoning district boundaries. Editorial changes may include wording adjustments, formatting corrections, or clarifications intended to improve readability, consistency, or accuracy without changing the substantive policy or legal effect of the ordinance.
- A total of thirteen (13) ZO amendments adopted by the BOS during the past 26 years, including the most recent ZO amendment adopted by the BOS on August 3rd, were fully incorporated within the proposed ZO update versus existing as separate paper documents from the original ZO.
- The proposed ZO update is now fully digitized, reorganized and formatted to allow for easier incorporation of future Amendments adopted by the BOS and made searchable using Optical Character Recognition (OCR) technology.
- The Tri-County Planning Commission Model ZO was used as reference and guidance throughout the update process.
- Representatives of the Dauphin County Planning Commission actively participated in the Advisory Group during the update process.
- The proposed ZO update has been reviewed by both the Township Planning Commission, as well as the Dauphin County Planning Commission with recommendations from those bodies incorporated where appropriate.
- The proposed ZO update submitted for review by the Township Planning Commission and Dauphin County Planning Commission was also placed on the township's website for public review and comment.
- Comments and recommendations from the Township Planning Commission and Dauphin County Planning Commission reviews, as well as any public comments received have been reviewed by the Advisory Group and incorporated in the proposed ZO update where deemed applicable.

Specific Changes

Article 1 – General Provisions and Definitions
The definitions have been comprehensively reviewed and updated to improve clarity and eliminate outdated, unclear, or inconsistent language. Additional definitions have also been added for terms and land uses that were not previously addressed.

Article 2 – Zoning Districts
The district provisions have been reviewed and reorganized. The update provides a comprehensive list of uses applicable to all zoning districts and incorporates appropriate adjustments to area and bulk regulations. Previous Ordinance amendments have been incorporated and provisions were reviewed for consistency with applicable Municipalities Planning Code (MPC) amendments to include:

- Addition of uses such as Agritainment, Bed and Breakfast Establishment, Boarding House, Data Center, Exotic Wildlife, Farm Cafes, Farm Markets, Short-Term Rentals and Student Housing;
- Updates to the Principal and Accessory Land Uses classifications and permissions;
- Additional language for criteria and dimensional requirements; and
- Changes to Maximum Impervious Coverage for all districts.

No changes were made to existing zoning district designations or boundaries.

Article 3 – (A.R.R.) Agricultural Rural Residential District
The existing district regulations have been reviewed and consolidated. Typographical errors, outdated references, and redundant language have been corrected or removed while retaining the intent of the existing regulations. Previous Ordinance amendments have been incorporated.

Article 4 – (R-1) Low Density Residential District
The existing district regulations have been reviewed and cleaned up for consistency, organization, and readability. Previous Ordinance amendments have been incorporated.

Article 5 – (R-2) Medium Residential District
The existing district regulations have been reviewed and updated primarily for consistency, formatting, and clarity. No change to the underlying district designation is proposed. Previous Ordinance amendments have been incorporated.

Article 6 – (R-3) High Density Residential District
The existing district provisions have been reviewed and consolidated with the existing amendments. Editorial corrections and organizational changes have been made to improve readability and consistency. Previous Ordinance amendments have been incorporated.

Article 7 – (N-R) Neighborhood Residential District

The existing district regulations have been reviewed for typographical errors, duplicative provisions, and inconsistencies. Previous Ordinance amendments have been incorporated.

Article 8 – (MX) Mixed Use District

The existing district provisions have been reviewed and consolidated. Corrections and clarifications have been made to improve consistency with the remainder of the Ordinance and applicable current standards. Previous Ordinance amendments have been incorporated.

Article 9 – (C-O) Commercial and Office District

Existing district regulations have been reviewed and cleaned up, including typographical and formatting corrections and the removal or consolidation of redundant provisions. The substance of the existing district regulations has generally been retained. Previous Ordinance amendments have been incorporated.

Article 10 – (C-I) Commercial and Industrial District

Existing industrial district regulations have been reviewed and consolidated with previous Ordinance amendments. Editorial corrections, formatting improvements, and clarifications have been incorporated to provide a more consistent and user-friendly ordinance. Previous Ordinance amendments have been incorporated.

Article 11 – Steep Slope Protection

Provisions were revised to provide updated and clearer standards for the protection and development of steeply sloped areas. The revisions are intended to be consistent with current practices and regulations used by neighboring municipalities. Previous Ordinance amendments have been incorporated.

Article 12 – Floodplain Standards remain as a separate, stand-alone Ordinance

Article 13 – Supplemental Regulations

Reviewed and updated with additional provisions incorporated where appropriate to ensure consistency with current standards and other applicable regulations. The Article has also been reviewed for organization and consistency with the remainder of the Ordinance including updates to the list of uses and their criteria per the revisions in Article 2. Previous Ordinance amendments have been incorporated.

Article 14 – Specific Criteria, Special Exceptions, and Conditional Uses

Specific criteria and standards have been reviewed and updated to reflect current practices and applicable standards. Additional Uses have been added, including Data Centers and short-term rentals. The revisions are intended to provide clearer and more consistent requirements for applicable uses and development activities. Previous amendments have been incorporated.

Article 15 – Nonconforming Uses and Structures

The word “Building” in the Article title has been replaced with “Structures” intending to be all-encompassing of any existing or new structure on a nonconforming property. The provisions

governing nonconforming uses and structures have been reviewed and reorganized. Language has been cleaned up and clarified, and inconsistencies between related sections have been addressed to provide greater consistency in the administration of nonconforming uses and structures. Previous Ordinance amendments have been incorporated.

Article 16 – Signs

Regulations have been comprehensively updated to reflect current legal standards and practices, including the 2015 U.S. Supreme Court decision in *Reed v. Town of Gilbert*. The revisions are intended to provide legally defensible, clear, and consistent sign regulations.

Article 17 – Off-Street Parking and Loading

Parking regulations have been reviewed and updated. Changes incorporate or reconcile previous Ordinance amendments with limited additional adjustments made to reflect current parking standards and improve consistency throughout the Ordinance. Previous Ordinance amendments have been incorporated.

Article 18 – Administration and Enforcement

Provisions have been reviewed and updated to reflect current laws, regulations, and administrative practices. Revisions also incorporate specific recommendations received from the Township's solicitor and address minor inconsistencies and outdated provisions. Previous Ordinance amendments have been incorporated.

Please Note: Following final review by the Township Planning Commission and its recommendation to the Board of Supervisors, the proposed Zoning Ordinance update will be posted on the Township's website in advance of the Municipalities Planning Code (MPC) required public meeting. A subsequent public hearing will be held immediately prior to proposed adoption of the proposed Zoning Ordinance update by the Board of Supervisors.