

TOWNSHIP OF LOWER PAXTON
DAUPHIN COUNTY, PENNSYLVANIA
ORDINANCE NO. _____-2011

AN ORDINANCE OF THE TOWNSHIP OF LOWER PAXTON,
DAUPHIN COUNTY, PENNSYLVANIA
AMENDING THE LOWER PAXTON TOWNSHIP ZONING ORDINANCE

WHEREAS, the Township desires to amend the Lower Paxton Township Zoning Ordinance to include, as a permitted use in the Residential - Low Density (R-1) Zone, the following use: Density bonus construction.

NOW, THEREFORE, BE IT ENACTED, and it is hereby enacted, by the Township Supervisors of the Township of Lower Paxton, Dauphin County, Pennsylvania, as follows:

Section 1. Section 202 (Terms Defined) of Article 2 (Definitions) of the Zoning Ordinance is amended to add the following definition:

DENSITY BONUS CONSTRUCTION. Construction of dwelling units on a property resulting in a bonus or increase in density in an amount not to exceed twenty percent (20%) of the density otherwise permitted in the underlying zone; provided, however, that the following criteria are met:

- (a) The property is located in a Residential - Low Density (R-1) Zone.
- (b) The property is comprised of two hundred forty (240) or more contiguous acres.
- (c) At least forty-five percent (45%) of the property is maintained as open space.
- (d) At least ten (10) acres of the open space maintained pursuant to subparagraph (c) above shall be constructed, dedicated and transferred to the Township for use as a public park designed

to the specifications to be determined and approved by the Township.

(e) At least fifteen percent (15%) of the total number of dwelling units which can be constructed on the property shall be sold by the developer of the property to a person or persons fifty-five (55) years of age or older ("Age Restricted Transfers"), and the developer shall certify the Age Restricted Transfers to the Township until the total number of transfers required by this subsection is met.

Section 2. Section 306.B.1(a) (Residential Uses) of Article 3 (Districts) of the Zoning Ordinance shall be amended to include density bonus construction as a permitted by use right.

ENACTED this _____ day of _____, 2011.

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

By _____
Secretary

By _____
Chairman

Supervisor

Supervisor

Supervisor

Supervisor