



LOWER PAXTON TOWNSHIP

BRADLEY N. GOTSHALL,
Township Manager

Department of Community Development

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STRAY WINDS FARM HOMEOWNERS ASSOCIATION
PO BOX 404
ELIZABETHTOWN, PA 17022

Dear Resident:

This letter is intended to provide notice of a public hearing for the comprehensive zoning ordinance amendment with zoning map revisions. All public meetings are held at the Lower Paxton Township Municipal Center. You are receiving this letter to inform you of a proposed zoning district change to your parcel. A map of the proposed zoning district change is included at the end of this letter.

- The Planning Commission will have a presentation of the proposed ordinance at **7 p.m. on Wednesday, June 5.**
- The Board of Supervisors will conduct a public hearing on the zoning ordinance amendment at **7 p.m. on Tuesday, July 9, 2024.**
- The Board of Supervisors will consider enactment of the ordinance at the **July 16, 2024** meeting.
- Both Board of Supervisors meetings will be broadcast live on Comcast Cable channel 21 and Verizon channel 22 and a video of the meeting can be viewed on YouTube the following day.

If the zoning change is approved, your current zoning district of RC (Residential Cluster) will be omitted from the ordinance and rezoned to R-2 (Medium Residential). The RC dimensional standards are most like those of the R2 dimensional requirements and such, the most compatible for insignificant change to your existing zoning dimensions.

Here are some key points to consider regarding the zoning change:

- The RC District Dimensional Requirements for existing structures align with the requirements for the R-2 Medium Density District.

Zoning District: Type of Use	Minimum Lot Area (square feet) (Note E)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet) (Note D)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
R-2 Medium Density Residential District:							
(a) Single-family detached dwellings:	(a1) 43,560	(a1) 150	(a) through (c) 25	(a) through (c) 25	(a1) 15	(a) through (c) 50%	(a) through (c) 60%
(a1) Without both Township-approved central water service and Township-approved central sewage services	(a2) 10,000	(a2) 80			(a2) One side yard with a minimum width of 5 feet, provided the total of both side yards is a minimum of 15 feet.		
(a2) With both Township-approved central water and Township-approved central sewage services	(b1) and (b2) Minimum average lot area of 8,000 per dwelling unit (Note C)	(b1) 35 per dwelling unit (b2) 20 per interior dwelling unit, and 40 for each end unit (Note B)					
(b) The following housing types, each of which shall require Township-approved central water and Township-approved central sewage services:	(c) 25,000	(c) 100			(b) 10, except 0 at the shared lot line of lawfully attached dwellings		
(b1) Twin dwelling unit							
(b2) Townhouse							
See also the minimum tract size requirement in § 203-306 for twins and townhouses.							
(c) Other allowed principal use							

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- Permitted uses for the districts are essentially mimicked and homeowners will see uses in both districts parallel each other.
- In all residential districts, detached garages and sheds will have setback requirements of 7.5'. Attached patios and decks will continue to meet the dimensional requirements. Swimming pools and other detached structures will have a 5' setback. Fences will continue to have no setback required.

Lower Paxton Township has an interactive Zoning Map available. This map will provide the dimensional requirements as well as permitted uses for the existing ordinance and can be found on the township webpage (www.lowerpaxton-pa.gov). At the top, click on "I Want To" and then on the "My Zoning District" at the bottom of the first column. Once you click on "My Zoning District", type in your address and click on the links.

The proposed ordinance use table will be available on the township website under "Your Government" and "Public Notices."

You can follow the process through various channels, including public meetings, social media and the township website.

We understand that change can be challenging, but we are dedicated to working collaboratively with residents to ensure a smooth transition from RC to R2 zoning.

If you have any questions, concerns, or require additional information about the zoning change, please do not hesitate to contact the Lower Paxton Township Community Development Department at communitydevelopment@lowerpaxton-pa.gov or 717-657-5600.

Thank you for your attention to this matter and we appreciate your cooperation as we work together to enhance the quality of life in Lower Paxton Township.

Sincerely,

Lower Paxton Township
Community Development Department

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