

NORTH LEBANON TOWNSHIP

ORDINANCE NO. 4-2019

AN ORDINANCE TO AMEND CHAPTER 27 (ZONING) OF THE CODIFIED ORDINANCES OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA TO ESTABLISH AND REGULATE POCKET NEIGHBORHOOD DEVELOPMENT.

WHEREAS, the Board of Supervisors of North Lebanon Township deems it to be in the best interests and general welfare of the citizens and residents of the Township to amend the existing Zoning Ordinance to permit pocket neighborhood development; and

WHEREAS, the Board of Supervisors of the Township of North Lebanon Township, Lebanon County desires to establish rules and regulations regarding pocket neighborhood development:

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of North Lebanon Township, Lebanon County, Pennsylvania, as follows:

Section 1. Chapter 27 of the North Lebanon Township Code of Ordinances, Zoning, Part 1, Definitions, §102, Specific Definitions, is hereby amended to add the following definitions:

POCKET NEIGHBORHOOD DEVELOPMENT – Residential development that: a) involves required common open space with many of the dwellings adjoining that open space; b) includes pedestrian-friendly site designs that help to create an identifiable neighborhood, c) minimizes the views of garage doors along the front of most dwellings along streets and d) is limited to the following dwelling types: single-family detached, single family semi-detached and townhouse.

POCKET NEIGHBORHOOD DWELLING, SEMI-DETACHED – A building with one dwelling unit from the ground to roof and only one party wall in common with another dwelling unit. Commonly described as half a duplex, the semi-detached, dwelling has open yards on three sides with one side yard and is connected on one side to a similar dwelling.

POCKET NEIGHBORHOOD DWELLING, SINGLE FAMILY DETACHED – A detached (separate) building designed for or occupied exclusively by one family that has open yards on all four sides; however, this shall not include single unit mobile homes which are defined separately.

POCKET NEIGHBORHOOD DWELLING, TOWNHOUSE – A single family dwelling constructed as a part of a series of three to five connected single family dwellings with one dwelling unit from floor to roof. In pocket neighborhood developments, townhouses are one story high and are considered attached dwellings, except for the end units of a building series, which are semi-detached.

POCKET NEIGHBORHOOD FAMILY – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, or are legal foster children, no such family shall contain more than two unrelated adults.

Section 2. Chapter 27 of the North Lebanon Township Code of Ordinances, Zoning, Part 6, High Density Residential Districts (R-2), §602, Permitted Uses, is hereby amended to add the following subsection:

16. Pocket neighborhood development is permitted in the High Density Residential District (R-2) as a conditional use provided the following requirements are met:
 - A. A conditional use proceeding before the Board of Supervisors of North Lebanon Township, Lebanon County, Pennsylvania is required in accordance with the rules established in Part 18, §1809, of Chapter 27 (Zoning).
 - B. Pocket Neighborhood Development requires the submission of a master plan for the entire tract, which shall provide all information concerning the proposed buildings, lots, streets, rights-of-way, open space, recreation facilities, community buildings, landscaping, parking, sanitary sewer facilities, water facilities, utilities and stormwater management facilities in compliance with the Land Subdivision and Land Development Regulations of North Lebanon Township.
 - C. If the conditional use is approved by the Board of Supervisors, including conditions imposed by the Board of Supervisors, the land development plan shall be processed in accordance with the plan review and approval requirements of North Lebanon Township and Lebanon County Planning Department.
 - D. Construction within the development may take place in accordance with a plan for phasing which is presented to Lebanon County Planning Department and the North Lebanon Township Planning Commission for comment and which is approved by the Supervisors of North Lebanon Township.
 - E. The proposed Pocket Neighborhood Development shall comply with all additional regulations and ordinances of North Lebanon Township and of the Lebanon County Planning Department, which are applicable to the intended development, unless those regulations or ordinances are in conflict with these provisions. If in conflict with these provisions, the provisions of this portion of this chapter shall be controlling.
 - F. All streets, access drives, driveways, sidewalks, curbing, street signs, pavement markings, traffic signals, stormwater management facilities and other improvements within the Pocket Neighborhood Development shall comply with applicable Township, State and Federal regulations.

- G. Minimum Tract Size. The size of the pocket neighborhood development tract shall not be less than two (2) acres.
- H. Objectives of Pocket Neighborhood Development:
- (1) Promote a mix of dwelling types, including single family detached, single family semi-detached and townhouses.
 - (2) Require the creation of usable open space for residents of the development through flexibility in density and lot standards.
 - (3) Locate dwellings in clusters that are adjacent to common open space.
 - (4) Promote pedestrian-friendly site designs.
 - (5) Develop identifiable neighborhoods that encourage a stronger sense of community and security among nearby neighbors, while preserving personal privacy.
 - (6) Encourage housing patterns that minimize the visibility of garage doors and conflicts between driveways and sidewalks.
 - (7) Seek that the housing features traditional architectural designs, including pitched roofs, varieties in rooflines, prominent front or rear porches, large windows and similar features.
 - (8) Provide modestly sized dwellings, which generate less parking demand and reduced environmental impacts compared to larger dwelling units.
 - (9) Provide a variety of housing choices to meet the needs of a population diverse in age, income, capabilities, household composition and individual needs, especially including smaller households.
 - (10) Provide affordability, innovation and variety in housing design and site development while ensuring compatibility with surrounding land uses.
- I. Fee-simple lots with separate lot lines are not permitted for individual dwellings.
- J. The provisions of Part 12, §1208, Erection of More than One Principal Structure on a Lot, of Chapter 27 (Zoning) shall not apply.
- K. Principal uses permitted:
- (1) Pocket neighborhood single family detached.
 - (2) Pocket neighborhood single family semi-detached.

- (3) Pocket neighborhood townhouse.
 - (4) Community building/recreation center.
 - (5) Community storage building.
 - (6) Community maintenance building.
- L. Private (i.e. domestic), non-commercial swimming pools which are designed to contain a water depth of twenty-four (24) or more inches of water, regardless of whether they are permanently affixed or movable, are prohibited.
- M. Family day-care homes are prohibited.
- N. Provision for Maintenance/Ownership of Common Elements. A declaration for the perpetual ownership and maintenance of all common elements, such as streets, alleys, access drives, parking lots, walkways, open space, community buildings, utilities, etc., which will not be owned and maintained by the Township, Authority or utility company, shall be recorded at the Lebanon County Recorder of Deeds office at the time of final plan approval and recording of the first phase of the development.
- O. Street Access. Individual dwellings shall not be required to abut a street if the dwelling has access to a detached vehicle garage that is accessible via a sidewalk or other hard-surfaced ADA compliant pedestrian pathway, and the detached garage abuts a street or alley, or if all of the following requirements are met:
- (1) The dwelling has access to a shared off-street parking lot serving residents of the Pocket Neighborhood Development.
 - (2) The dwelling abuts landscaped common open space.
 - (3) The dwelling has access across common open space using a sidewalk or other hard-surfaced ADA-accessible pedestrian pathway to reach a street.
- P. Utility Services.
- (1) Each Pocket Neighborhood Development and all habitable buildings within the development shall be served by public water and public sanitary sewer, subject to approval by North Lebanon Township and the public water and sewer provider.
 - (2) Each Pocket Neighborhood Development and all habitable buildings within the development shall be served by connection to an electrical distribution system.
 - (3) All electrical and telecommunication transmission lines shall be buried.

Q. Dimensional Requirements.

- (1) This section is intended to allow flexibility in the placement of dwelling units.
- (2) A maximum density of ten (10) dwelling units per acre is permitted. The total area of the tract to be developed less any existing rights-of-way and easements, floodways and wetlands shall be used to calculate the maximum density permitted.
- (3) Lot Requirements. Each Pocket Neighborhood Development shall be on one tract of land and shall not be subdivided.
- (4) Yard requirements, dwellings – A dwelling shall not be located at less than the following:
 - (a) Thirty (30) feet from any perimeter lot line or perimeter street right-of-way line.
 - (b) Five (5) feet from the edge of any street located within the Pocket Neighborhood Development.
 - (c) Three (3) feet from the edge of any alley located within the Pocket Neighborhood Development.
 - (d) Ten (10) feet from any other dwelling that is not lawfully attached.
- (5) Yard requirements, nonresidential buildings – A nonresidential building shall not be located at less than the following:
 - (a) Fifty (50) feet from any perimeter street right-of-way line.
 - (b) Thirty (30) feet from any perimeter lot line.
 - (c) Thirty (30) feet from the edge of any street or alley located within the Pocket Neighborhood Development.
 - (d) Fifty (50) feet from any other principal use.
- (6) Yard requirements, accessory buildings and structures. An accessory building or structure shall not be located at less than the following:
 - (a) Any building or structure attached to a principal building in any manner shall comply in all respects with the yard requirements of this chapter for such principal building.

- (b) No accessory building or structure shall be placed closer to the front yard setback than the principal structure.
 - (c) Ten (10) feet from any perimeter lot line.
 - (d) Five (5) feet from the edge of any street located within the Pocket Neighborhood Development.
 - (e) Three (3) feet from the edge of any alley located within the Pocket Neighborhood Development.
 - (f) Ten (10) feet from any dwelling or nonresidential building; except detached garages shall be setback a minimum of five (5) feet from the dwelling(s) served. A garage serving a dwelling may be connected to a dwelling by an unenclosed breezeway.
 - (g) Five (5) feet from any other accessory buildings or structures that are not lawfully attached.
- (7) Where applicable, the applicant shall demonstrate there is adequate turning radius available for vehicles to enter and exit attached and detached garages, considering the paved width of the street or alley in front of the garage doors.
- (8) A maximum of five (5) dwelling units may be attached together in any manner.
- (9) No more than 25 percent of the dwelling units may include a vehicle garage door(s) that face onto a public street or vehicle driveways within the front yard along a public street.
- (a) Where garages are attached to the dwelling, the garage doors shall not have a smaller setback from a public street than the front of the main residential portion of the dwelling.
 - (b) Townhouses shall not have their own attached vehicle garage door(s) facing onto a street and shall not have vehicle driveways adjoining a public street.
- (10) Dwelling units shall include an unenclosed front, side or rear porch and/or a patio or deck with a minimum square footage for each dwelling unit of at least 70 square feet.
- (a) However, for dwelling units with a floor area of less than 700 square feet, such size may be reduced from 70 to 50 square feet.

- (b) Such porch, patio or deck may have a roof, but shall be open on at least one side.
- (11) The placement of dwelling units in relation to a street and fire hydrants shall be subject to review by the Fire Department.
 - (12) Dwellings shall not be placed on portions of building sites with a natural slope of 25 percent or greater.
 - (13) The maximum lot coverage shall be 40 percent. This coverage shall apply to the total area of useable land of the Tract and shall be measured at the time of completion. The total area of the tract to be developed less any existing rights-of-way and easements, floodways and wetlands shall be used to calculate the usable land.
 - (14) Building Size.
 - (a) Each dwelling unit shall have a minimum of 500 square feet of heated indoor space.
 - (b) Each dwelling unit shall have a maximum of 1,000 square feet of heated indoor space.
 - (c) Each dwelling unit shall be a minimum of twenty (20) feet wide.
 - (d) No dwelling unit shall have more than two (2) bedrooms.
 - (e) Nonresidential buildings shall have a minimum of 1,000 square feet of heated indoor space.
 - (f) Nonresidential buildings shall be a minimum of thirty (30) feet wide.
 - (15) No building shall be more than one (1) story.
 - (16) Each side of a dwelling that faces onto a street or parking lot shall include at least two of the following features:
 - (a) A porch.
 - (b) Two or more windows.
 - (c) The use of at least two types of building materials.
 - (d) Variations in roof lines.
 - (e) A variation in building setback of at least one foot.

R. Common Open Space.

- (1) A minimum of four hundred (400) square feet per dwelling unit of common open space is required.
- (2) Common open space shall be for the use of all residents of the Pocket Neighborhood Development.
- (3) The common open space areas may include, but are not limited to, such facilities as walking paths, benches, community building, recreation center, storage structures for shared resident use, playgrounds, recreation fields and courts, community gardens, gazebos and landscaped areas for passive recreation.
- (4) Parking areas, access drives, private open space, spaces between buildings of fifteen (15) feet or less in width, maintenance and equipment buildings or other similar service structures and surrounding work areas shall not qualify as common open space.
- (5) Ponds, wetlands, flood plains, stormwater management facilities (e.g. basins and swales), sensitive area buffers and land areas with slopes greater than fifteen percent (15%) shall not count towards the required common open space.
- (6) Required common open space areas shall each have a minimum area of four-hundred (400) square feet and a minimum width of twenty (20) feet.
- (7) All dwelling units shall abut common open space except that private open space assigned to a dwelling unit is permitted to separate the dwelling unit from the common open space.
- (8) All dwelling units shall be located within thirty (30) feet of common open space as measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space.
- (9) Common open space adjacent to the dwelling units shall be landscaped.
- (10) Common open space shall be plotted and dimensioned on the master plan for the Pocket Neighborhood Development.

S. Private Open Space.

- (1) Each dwelling unit shall be provided with a minimum of two-hundred (200) square feet of usable private open space. Such open space requirement may be met with a combination of front, side or rear locations.
- (2) Where private open space is provided no dimension shall be less than 10 feet.
- (3) Private open space shall separate the main entrance to the dwelling from the common open space, street or shared parking lot.
- (4) Private open space assigned to each dwelling unit shall be plotted and dimensioned on the master plan for the Pocket Neighborhood Development.

T. Off-Street Parking.

- (1) A minimum of one (1) parking space shall be provided for each one (1) bedroom dwelling unit.
- (2) A minimum of one and one-half (1 ½) parking spaces shall be provided for each two (2) bedroom dwelling unit.
- (3) If deemed necessary to accommodate expected parking demands, the Board of Supervisors may require additional parking spaces at their discretion.
- (4) Off-street parking may be provided in a garage.
- (5) Off-street parking for each dwelling unit may be provided in shared parking lots or shared detached garages provided the following requirements are met:
 - (a) If the required parking spaces for a dwelling unit are provided in a shared parking lot or detached garage, such parking spaces shall be reserved for residents of the dwelling unit. Reserved parking spaces shall be appropriately identified with signage and/or pavement markings.
 - (b) All required parking spaces shall be located within one-hundred twenty (120) feet of the dwelling unit served and shall be accessible via an ADA compliant pathway or sidewalk.
- (6) Shared visitor parking areas(s) shall provide a minimum of one (1) parking space for every four (4) dwelling units. Designated visitor

parking areas shall be located within one hundred fifty (150) feet of each dwelling unit.

- (7) See Part 14 of Chapter 27 (Zoning) for off-street parking requirements.

U. Alleys.

- (1) Paved alleys shall be owned and maintained by the landowner. Alleys shall not be dedicated to the Township.
- (2) A declaration for the perpetual ownership and maintenance of the alley shall be recorded at the Lebanon County Recorder of Deeds office at the time of final plan approval and recording of the first phase of the development.
- (3) Alleys shall have a minimum right-of-way width of thirty-three (33) feet.
- (4) Alleys shall have a minimum paved cartway width of sixteen (16) feet.

V. Landscaping.

- (1) A landscaping plan shall be submitted with each Pocket Neighborhood Subdivision and Land Development Plan.
- (2) Plantings shall be provided in accordance with Part 13 of Chapter 27 (Zoning). Additionally, one (1) deciduous shade tree shall be required for every 1,000 square feet of required common open space, unless existing trees will be preserved to serve the same purpose.
- (3) Deciduous shade trees shall have a minimum caliper size of two inches (2) at the time of planting.
- (4) Proposed plantings shall not be listed on the Pennsylvania Department of Conservation and Natural Resources' current list of invasive plants.

W. Pedestrians.

- (1) The Pocket Neighborhood Development shall include a system of ADA compliant sidewalks and other pedestrian pathways that connect the various parts of the development.

X. Storage.

- (1) Every dwelling unit shall have a minimum of 40 square feet of enclosed storage space outside the heated living area. This space may be located

in a garage if it does not preclude required vehicle parking, or in an exterior storage closet attached to the dwelling unit.

- (2) Detached personal storage sheds are prohibited.

Y. Design Guidelines.

- (1) The applicant for a Pocket Neighborhood Development shall submit a narrative describing how the proposed Subdivision and Land Development Plan does or does not comply with the Design Guidelines that are included in “Appendix A.”

Section 3. Chapter 27 of the North Lebanon Township Code of Ordinances, Zoning, Part 6, High Density Residential Districts (R-2), §603.1, District Requirements, is hereby amended to add the following subsection:

Use	Lot Requirements		Yard Requirements			
	Min. Lot Area	Min. Lot Width (feet)	Front (feet)	One Side (feet)	Total Sides (feet)	Rear (feet)
Nonresidential building	3 acres	250	75	50	100	75
Municipal buildings and community facilities	3 acres	250	50	20	40	25
Residential (no public utilities) (On-lot water and sewer)						
Single-family detached	1 acre	150	40	15	30	35
Residential (public water or sewer)						
Single-family detached	15,000 square feet	110	30	15	30	30
Residential (public water and sewer)						
Single-family detached	9,000 square feet	85/lot	30	10	20	30
Single-family semidetached	8,000 square feet	80/lot	30	10	20	30
Two-family detached per unit	4,500 square feet	80/lot	30	10	20	30
Two-family semidetached unit	3,250 square feet per	60/lot	30	10	20 ^[1]	
Townhouse	(See § 27-602, Subsection 3.)					
Garden	(See § 27-602, Subsection 4.)					
Pocket Neighborhood Dwellings	(See § 27-602, Subsection 16.)					

Section 4. Chapter 27 of the North Lebanon Township Code of Ordinances, Zoning, is hereby amended to add the following Appendix A:

APPENDIX A

POCKET NEIGHBORHOOD DEVELOPMENT DESIGN GUIDELINES

The following design guidelines are intended to be used by an applicant and the Planning Commission in reviewing a Pocket Neighborhood Development. In the event that any of the following guidelines conflict with the provisions found in Part 6, §602.16, of Chapter 27 (Zoning) the provisions of §602.16 shall prevail.

A. Objectives. To serve the objectives provided in Part 6, §602.16.A, of Chapter 27 (Zoning).

B. Definitions.

“Pocket Neighborhood Cluster”. A clustered group of four (4) to twelve (12) dwellings oriented around a common open space.

“Pocket Neighborhood Community Development”. Multiple pocket neighborhood clusters and porch-fronted dwellings amalgamated into a larger, coherent pedestrian-oriented development.

“Common Open Space”. The central space used by all occupants of a pocket neighborhood cluster. The common area shall be outside of ponds, wetlands, stormwater management facilities, flood plains, sensitive area buffers and slopes in excess of fifteen (15) percent and developed and maintained so it is usable for active or passive recreation activities.

C. Development Configuration.

1. Most dwellings are intended to be placed in Pocket Neighborhood Clusters adjacent to Common Open Space. Between four (4) and twelve (12) dwellings should be located in a cluster.

D. Typical Uses. Typical uses within a Pocket Neighborhood Community Development include single family detached dwellings, single family semi-detached dwellings, townhouses, community buildings, temporary real estate sales office and vehicle parking lots and garages.

E. Design Guidelines.

1. Common Open Space.

a. Intent. Open space is a key feature in fostering community.

b. Common open space shall be maintained by the landowner.

- c. Common open space shall be adequately sized and centrally located.
 - d. Individual dwelling entrances oriented towards the open space.
 - e. Maximize the number the dwelling units abutting common open space;
 - f. Common open space should have dwellings abutting at least two sides.
2. Private Open Space.
- a. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A ‘front’ yard creates a buffer between public and private spaces, while a ‘side’ or ‘back’ yard offers increased seclusion.
 - b. Location. Private open space should separate the main entrance to the dwelling from the common open space or street. A hedge or fence not to exceed thirty-six (36) inches in height should be provided to separate private from common open space. Private open space may also be located in the side and rear yards.
 - c. Size. Each residential unit should be provided with a minimum of 200 square feet of usable private open space, with no dimension less than 10 feet. Such open space requirements may be met with a combination of front, side or rear yard locations.
3. Front Porch.
- a. Intent. A front porch is a key element in fostering neighborly connections, providing a human scale to a dwelling, and offering surveillance of public space. Its placement, size, relation to interior and public spaces, and the height of railings are all factors in achieving these purposes.
 - b. Location. Every dwelling should have an entry porch oriented toward the common open space or street. This porch should be open on at least two sides, and should not be enclosed.
 - c. Size. The porch should be greater than 70 square feet in area, with a minimum dimension of 6 feet, except that dwellings less than 700 square feet in size may have a porch greater than 50 square feet in area and 5 feet minimum dimension.
4. Eyes on Public Space.
- a. Intent. The first line of defense for personal and community security is a strong network of neighbors who know and care for one another. When the active dwelling spaces look onto public space, a stranger is noticed. As well, nearby

neighbors can see if daily patterns are askew next door or be called upon in an emergency.

- b. Common Open Spaces, Streets and Alleys should have a minimum of one residential dwelling window providing clear surveillance of public and semi-public space.

5. Privacy Between Dwellings.

- a. Intent. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic; therefore, arrange openings to preserve privacy.
- b. Dwellings should be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This may be accomplished by:
 - i. 'Nesting' dwellings with open and closed sides: the open side may have windows facing its own side or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy;
 - ii. Zero lot line dwellings (semi-detached dwellings or townhouses) with no side windows;
 - iii. Where walls of two dwellings are located less than 30 feet apart, windows along such walls should not be aligned to allow direct views from one window into the window of another dwelling. This can be accomplished through variations in window locations, landscaping, fencing or similar measures.”
- c. The side yard of a dwelling may be fully usable to the face of the neighboring building through access easements or other means.

6. Community Buildings and Elements.

- a. Intent. Common buildings and shared elements are direct amenities of living in a pocket neighborhood. Beyond these benefits, these common facilities foster connections among neighbors and strengthen their sense of community.
- b. Every Pocket Neighborhood Cluster should contain at least one of the following elements:
 - i. Outdoor area for cooking by the residents during special events.
 - ii. Shared vegetable, fruit or flower garden.

- iii. Gazebo or similar sheltered structure.
- c. Larger Pocket Neighborhood Developments with more than 30 dwellings should contain at least one of the following elements:
 - i. Picnic pavilion.
 - ii. Community recreation building.
 - iii. Playground.
 - iv. Outdoor recreation areas such as bocce court, shuffleboard court, pickleball court, and fitness stations.

7. Parking.

- a. Intent. Parking areas should be located so their visual presence is minimized, and associated noise and other impacts do not intrude into public spaces.
- b. Parking requirements shall be considered based on the scale and type of the overall development.
- c. Detached garages serving single or multiple dwellings should be located off alleys and limited to five single-car bays with doors up to 10 feet wide.
- d. In a Pocket Neighborhood cluster, consider locating parking so that residents and guests walk through the shared open space rather than entering the dwelling through an attached garage. This arrangement increases the opportunities for neighbor-to-neighbor contacts.
- e. Where dwellings must have garages located along a street, such garages must be set back from the front façade of the dwelling by a minimum of one foot and have a maximum of one garage door up to 10 feet wide.
- f. Storage of items within a garage that precludes the use of vehicle parking should be prohibited.
- g. Head-in surface parking areas for more than two cars should be:
 - i. prohibited in the front yard setback area;
 - ii. screened from public streets and adjacent residential uses by landscaping or architectural screening.

8. Storage.

- a. Every household has storage needs for items such as bicycles, tools, luggage, sports equipment and the like. When there is inadequate storage space, these items tend to move to the porch or garage.
 - b. Every dwelling unit shall have a minimum of 40 square feet of enclosed storage space outside the heated living area. This space may be located in a garage if it does not preclude required vehicle parking, or in an exterior storage closet attached to the dwelling unit.
9. Refuse & Recycling.
- a. Intent. Garbage and recycling is a necessary element in residential living. Storage of these containers should be located so their visual and odorous impact on adjacent properties is minimized.
 - b. Refuse and recycling containers shall be on a concrete pad and screened with a combination of landscaping and four-sided gated fence and shall not be located in the front setback area or where smells may be offensive to adjacent properties. The containers shall be covered and vermin proof. Collection shall take place at a minimum of once a week.
10. Pedestrian Network.
- a. Intent. The quality of life in residential neighborhoods is reported to be better where there is a network of walkable pedestrian ways.
 - b. Pocket Neighborhood Developments should provide a network of pedestrian pathways, including sidewalks along at least one side of streets, mid-block walkways, and shared local streets and alleys.
 - c. Connections to a wider neighborhood should be made.
 - d. All such pathways should be accessible by the general public, except that walkways into and through the Pocket Neighborhood clusters may be limited to residents and their guests.

Section 5. SEVERABILITY. Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance be declared to be invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

This Ordinance shall become effective immediately upon its enactment by the Board of Supervisors of North Lebanon Township, Lebanon County, Pennsylvania.

ENACTED AND ADOPTED by North Lebanon Township this 20th day of MAY, 2019

**NORTH LEBANON TOWNSHIP
LEBANON COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS**

Attest:
(SEAL)

Cheri F. Grumbine, Secretary

By: _____
Richard E. Miller, Chairman

By: _____
A. Bruce Sattazahn, Vice Chairman

By: _____
Edward A. Brensinger, Treasurer

DRAFT