

**NORTH MIDDLETON TOWNSHIP**  
**CUMBERLAND COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2019-02**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING §204.19.B. AND TABLE 204-19A BY INSERTING “GROUP HOMES” AS A PERMITTED BY RIGHT RESIDENTIAL USE SUBJECT TO THE SPECIFIC CRITERIA IN §204-48E; §204-48.E. BE AMENDED TO ADD THE FOLLOWING SPECIFIC CRITERIA: (7) GROUP HOMES LOCATED IN THE C/LI DISTRICT MUST BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER; (7) GROUP HOMES LOCATED IN THE C/LI DISTRICT SHALL NOT BE LOCATED WITHIN 500 FEET OF AN ADULT-RELATED USE; AND (9) GROUP HOMES LOCATED IN THE C/LI DISTRICT SHALL NOT FRONT ON AN ARTERIAL OR COLLECTOR ROAD; AND TABLE 204-19B SHALL BE MODIFIED TO INCLUDE RESIDENTIAL USES.**

**WHEREAS**, North Middleton Township has enacted an Official Zoning Ordinance and Official Zoning Map;

**WHEREAS**, New Visions, Inc. (“New Visions”) is the equitable owner of a parcel of land consisting of 1.85 acres, located in the Shaffer Park Subdivision (Lot 10) on West Suncrest Drive, which is currently located within the Commercial/Light Industrial (C/LI) Zone (“Lot 10”);

**WHEREAS**, New Visions has petitioned the Board of Supervisors to add “Group homes” as a residential use permitted by right to §204-19.B. and Table 204-19A (C/LI Zone), subject to certain additional specific criteria to be added to §204-48E;

**WHEREAS**, local officials believe that adding “Group homes” as a residential use permitted by right in the C/LI zone, with certain additional specific criteria applicable thereto, is in keeping with the purpose of the C/LI zone as set forth in §204-19.A., and consistent with the Township’s comprehensive plan;

**NOW, THEREFORE BE IT ORDAINED AND ENACTED THAT THE OFFICIAL ZONING ORDINANCE OF NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, BE AMENDED BY INSERTING “GROUP HOMES” INTO §204.19.B. AND TABLE 204-19A AS A PERMITTED BY RIGHT RESIDENTIAL USE SUBJECT TO THE SPECIFIC CRITERIA IN §204-48E; §204-48.E. BE AMENDED TO ADD THE FOLLOWING SPECIFIC CRITERIA: (7) GROUP HOMES LOCATED IN THE C/LI DISTRICT MUST BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER; (7) GROUP HOMES LOCATED IN THE C/LI DISTRICT SHALL NOT BE LOCATED WITHIN 500 FEET OF AN ADULT-RELATED USE; AND (9) GROUP HOMES LOCATED IN THE C/LI DISTRICT SHALL NOT FRONT ON AN ARTERIAL OR COLLECTOR ROAD; AND TABLE 204-19B SHALL BE MODIFIED TO INCLUDE RESIDENTIAL USES.**

**Township of North Middleton**

**Table 204-19B  
Area and Design Requirements  
Commercial/Light Industrial Zone (C/LI)**

Permitted Uses	Lot/Land			Buildings			
	Minimum Required Lot Area Per Unit	Minimum Required Lot Width (feet)	Maximum Impervious Lot Coverage (percent)	Minimum Required Front Setback (feet)	Minimum Required Side (each) Setback (feet)	Minimum Required Rear Setback (feet)	Maximum Permitted Building Height (feet)
<b>Residential</b>							
All permitted uses	43,560 sq. ft.	80' (building setback line)/ 70' (frontage)	60%	35'	10'	35'	50', provided each structure is set back a distance at least equal to its height from each property line

\* \* \* \* \*

**REPEALER**

All ordinances or parts of ordinances conflicting with the provisions of this Chapter are hereby repealed to the extent of such conflict.

**SEVERABILITY**

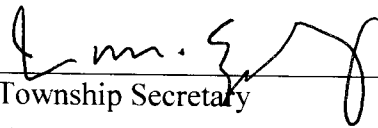
Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

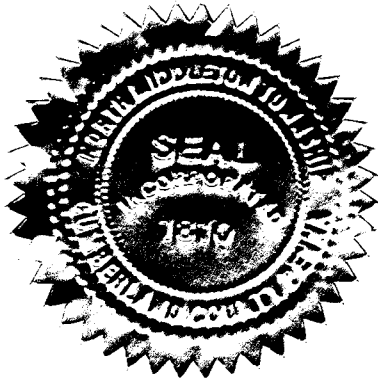
**EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of North Middleton Township, County of Cumberland, and Commonwealth of Pennsylvania.

This Ordinance, is enacted this 16<sup>th</sup> day of May, 2019.

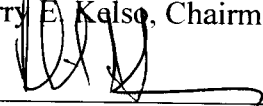
**ATTEST:**

  
Township Secretary

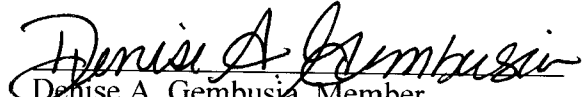


**NORTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS**

  
Harry E. Kelso, Chairman

  
Robert E. Reisinger, Vice-Chairman

James E. Hare, Member

  
Denise A. Gembusia, Member

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