



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Uses Permitted, Lighting and Signs				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Shippensburg Borough	12/18/2019	1/9/2020	EG	KS, SH
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Uses permitted in the Neighborhood Commercial (N-C) District, lighting requirements in the N-C District, projecting signs and sign illumination				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> <li>1. The amendment allows for additional uses in the N-C district, including day-care centers, fitness and health centers, emergency services, and massage therapist businesses, establishing regulations for each additional use. The additional retail and service opportunities appear to be consistent with the purpose of the N-C zoning district, which is to provide locations for these types of commercial businesses and provide for the needs of surrounding residential areas.</li> <li>2. Section 2 of the amendment references the entirety of 150-21, subsection (B)(2), to be replaced. Recommend including the text "(2) Conditional uses in the Neighborhood Commercial (N-C) District (see Article <u>XIV</u>)" with the replacement language.</li> <li>3. Sections 3 and 4 of the proposed ordinance include off street parking requirements for day care centers and fitness/health care centers in the NC zone. Section 150-57(5) of the zoning ordinance waives parking requirements for existing and future commercial or business uses in the NC district. The Borough should clarify which section of the ordinance will apply. Applying parking requirements to these 2 uses and not other similar businesses appears arbitrary.</li> <li>4. Section 4 of the proposed ordinance (Proposed Section 150-62.2) refers to "fitness and health center" as a use. Proposed Section 150-62.2.A refers to the use as a "health club". Terminology should be consistent throughout the ordinance. In addition, proposed Section 150-62.2.A includes parking requirements that would be calculated using "a combination of elements comprising the health club, including accessory uses". A health club is typically considered a single commercial use. What accessory uses would be included and are parking requirements for those uses reflected in the Section 150-57? This provision could result in excessive parking for the use.</li> <li>5. Sections 10, 14, and 15 of the proposed ordinance permit fitness and health center, day-care center and massage therapist businesses in districts other than the NC district (C-1, M-1, and I-1). When permitted in the C-1, M-1, and I-1 districts those uses make reference to Supplementary Regulations found in Section 150-62.2, 150-62.4, and 150-62.1. Those supplementary regulations are specific to the NC zone. The Borough should clarify when those</li> </ol>				

regulations will apply, only in the NC zone or in the C-1, M-1, and I-1 districts as well.

6. The proposed zoning text amendment is consistent with the 2005 Shippensburg Borough/Shippensburg Township Joint Comprehensive Plan.
  - A. Chapter 6 – Future Land Use includes planning objectives to encourage a mixture of residential and commercial uses in the neighborhood commercial area outside of the downtown center.
  - B. Economic development goals for the downtown include supporting appropriate commercial development and revitalization efforts in the Borough of Shippensburg. These additional commercial uses in the areas adjacent to the downtown will help expand the offerings in the N-C district.
7. The proposed zoning text amendment is consistent with the 2017 Cumberland County Comprehensive Plan.
  - A. The addition of service and retail-oriented uses to the N-C zoning district is consistent with the strategy to revitalize downtown areas and support the continued commercial use of these communities. (Grow Goal #1, Obj. #3.B)

*“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”*