



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Proposed Transitional Commercial (TC) Zone				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Shippensburg Borough	3/9/2020	4/16/2020	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map and Text Amendment			Disapproval	
<i>Explanation of Amendment:</i>				
The Borough is proposing a new Transitional Commercial (TC) Zone which will include a new zoning map and zoning ordinance changes.				
<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"> 1. The Cumberland County Future Land Use Map shows the re-zoning in the Commercial Character Area. This area is designated for commercial uses and light industrial parks. Residential uses are limited in this area. The proposed map amendment is consistent with the Character Area. 2. The proposed map amendment is consistent with the Shippensburg Borough and Shippensburg Township Joint Comprehensive Plan which shows the parcels in the General Commercial Land Use. This designation includes most retail sales and businesses with particular emphasis on big box retail and highway-oriented business. 3. It appears that the proposed TC district requirements are the same as the Commercial (C-1) Zoning District with the exception of residential uses, parks and recreation areas, Conditional Uses, two setback requirements and electronic signs (see comparison summary below). There does not appear to be a clear need to create a new zoning district for this limited list of new uses permissible in the TC district. The Borough should consider addressing electronic sign requirements and Conditional Uses in the C-1 District rather than create a new zoning district. 4. Proposed Section 150-20.1.A (Purpose). The proposed purpose of the TC Zone is to provide for <u>non-pedestrian</u>-oriented retail, wholesale and service activities. The Borough, with its denser development patterns, should strive to make multimodal connections with all new development. Purely auto-oriented uses conflict with the pedestrian oriented character and disrupt the connectivity found in the rest of the Borough. 5. Light shielding. The Borough should consider adding the TC Zone to the list of commercial zones found in existing Zoning Ordinance Section 150-56.C.3.C. 6. Light height. The Borough should consider adding the TC Zone to the list of commercial uses found in existing Zoning Ordinance Section 150-56.C.3.H. 7. Proposed Section 150-56.C.3.J (Sign Illumination). The proposed language will restrict sign brightness by the lumens per light fixture. New Shippensburg Borough sign illumination 				

requirements were adopted on February 4, 2020. The new language restricts sign brightness by foot-candles rather than light bulb brightness. The Borough should amend this section prior to adoption.

8. Signs in commercial districts. The Borough should consider adding the TC district to the existing Zoning Ordinance Section 150-68.
9. Proposed Section 150-68.B.1 (Signs). The proposed language will allow two signs in the TC zoning district provided the lot is five acres or greater. It appears that this language will only apply to one property in the Borough. This regulation could be construed as spot zoning. The Borough Solicitor may want to review this language. Sign requirements found in other ordinances allow one sign per street frontage.
10. Maximum height of signs. The Borough should consider adding the TC District to the table provided in existing Zoning Ordinance Section 150-75.
11. The Borough in partnership with Shippensburg Township is currently considering development of a revitalization plan. The outcome of that plan may influence the zoning districts in the Borough. The Borough may want to delay adoption of this ordinance update to consider other more comprehensive changes to the zoning ordinance that may be needed as part of the revitalization plan.

“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.”

Zoning Comparison Summary

Existing Commercial (C-1) District and Proposed Transitional Commercial (TC) District

USES & DIMENSIONS	Commercial (C-1)	Transitional Commercial (TC)
Existing single-family detached dwelling	P	
Single Family attached dwelling	P	
Tilling of soil, noncommercial	P	P
Park or recreation area	P	
Accessory Use	P	P
Multiple-family dwelling up to 6 units	P	P
Professional business	P	P
Financial institution	P	P
Personal service business	P	P
Restaurant	P	P
Restaurant, fast food	P	P
Professional Office	P	P
Florist	P	P
Music and dance instruction studio	P	P
Arts and craft store or art center	P	P
Theater	P	P
Bed and breakfast	P	P
Cemetery (no additional)	P	P
Home occupation	P	P
Office	P	P
Retail	P	P
Warehousing of good with on-premises production	P	P
Information services	P	P
Forestry	P	P
Neighborhood convenience store	P	P
Craftsman's shop	P	P
Fitness and health center	P	P
Auto repair garage	P	P
Auto service station	P	P
Dry cleaners	P	P
Laundromat	P	P
Bakery	P	P
Massage therapist	P	P
Trade school	P	P
Video arcade	P	P
Plant nursery	P	P

USES & DIMENSIONS	Commercial (C-1)	Transitional Commercial (TC)
Car wash	P	P
No impact home based business	P	P
Outdoor dining area	P	P
Multi family dwelling more than 6 units	CU	P
Place of worship	CU	P
Hospital	CU	P
Day care center	CU	P
Hotel	CU	P
Public or private school	CU	P
Municipal building and facility	CU	P
Motor vehicle parking lot	CU	P
Motor vehicle sales and service	CU	P
Convenience store	CU	P
Emergency services	CU	P
Tattoo parlor	CU	P
DIMENSIONAL REQUIREMENTS		
MINIMUM LOT AREA	3,000 SF	3,000 SF
MINIMUM LOT WIDTH	50 FT	50 FT
FRONT SETBACK	10 FT	15 FT
SIDE SETBACK	6 FT	10 FT
REAR SETBACK	20 FT	20 FT
BUILDING HEIGHT	45 FT	45 FT
LOT COVERAGE	70%	70%
VEGETATIVE COVERAGE	15%	15%

P = Permitted Use

FT = Feet

CU = Conditional Use

SF = Square Feet