



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Definitions, Flag Lots, Accessory Uses, Fences and Landscaping				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Upper Allen Township	6/16/2020	6/25/2020	SH	SW, KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
<ul style="list-style-type: none"> • New definitions and update of existing definitions. • Requirements for flag lots in AG and R-1 District. • Accessory structure and fencing requirements. • Landscaping islands. 				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The definition a Landscaping Island limits an island to a section of <u>raised</u> land. Many stormwater BMPs include a lowered landscaping island that can be used to improve the quality of runoff and encourage infiltration of stormwater. Recommend allowing a lowered landscaping island for stormwater BMPs. 2. The Township should consider landscaping requirements in a Planting Strip. 3. The Township should review the proposed language regarding decks or patios and compare to Section 245-16.4.E.2 (Projections in yards). Further, the Township should review the definition of Accessory Structure and compare to Section 245-16.2 (General Requirements for accessory buildings or structures). The intent of the proposed language is not clear. It appears that the proposed language may create conflicting regulations. 				
<p><i>"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."</i></p>				