



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
TND Parking Requirements				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Lower Allen Township	6/9/2020	7/9/2020	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Modification of parking requirements and parking requirements within a Traditional Neighborhood Development (TND). Also the proposed language will permit parking within 1,000 feet of a non-residential use in a TND if signage and pedestrian pathways are included.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Cumberland County Comprehensive Plan encourages more flexible parking regulations to decrease land needs and costs for new development. The plan indicates that current development standards often require more parking than is needed (Grow Page 24). The proposed language is consistent with the plan. 2. The proposed text amendment is generally consistent with the Lower Allen Township Comprehensive plan which envisions a business friendly culture and enhancement of bicycle and pedestrian connections (Chapter 1 page 9). 3. Proposed Section 220-130.E.3. The proposed language should include design requirements for a pedestrian pathway. Will the pedestrian pathway be paved, or is gravel (i.e., stone dust) acceptable? What is the required width? The Township may want to consider requiring a sidewalk rather than a pedestrian pathway, or providing a definition of a pedestrian pathway. 4. Proposed Section 220-130.E.3. The Township should consider short term and long term maintenance of the pedestrian pathway. Snow removal and future re-surfacing of the pedestrian pathway should be addressed in the ordinance or required on the plan. 5. Proposed Section 220-239.A. What is the intent of the note for parking requirements in a multi-family dwelling (see below)? As part of the proposed text amendment, the Township should consider reviewing the parking requirements for multi-family dwellings to create succinct, clear language. <p><i>“Note: <u>Except in a TND</u>, The <u>the</u> total number of required off-street parking spaces for a multifamily dwelling building shall not be less than two spaces per dwelling unit”.</i></p>				

We recommend providing language similar to what is shown below:

Use	Required Parking Spaces
Multi-family Dwelling (including conversion apartments and excluding accessory apartments)	No less than 2 spaces per dwelling unit
Multi-family Dwelling in a TND (including conversion apartments and excluding accessory apartments):	(see below)
Age-Restricted dwellings	0.5 per dwelling unit
Efficiency/Studio	1 per dwelling unit
1 bedroom	1 per dwelling unit
2 bedrooms	2 per dwelling unit
3 bedrooms or more	3 per dwelling unit

“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.”