



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Multi-Family in the M-1 District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Shippensburg Borough	7/24/2020	8/3/2020	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Disapproval	
<i>Explanation of Amendment:</i>				
Allow adaptive reuse of existing buildings in the M1 Light Industrial District. Buildings to be reused as multi-family residential.				
<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 Cumberland County Comprehensive Plan encourages the efficient use of land in existing developed areas and supports revitalization of boroughs through infill, redevelopment, reuse and blight removal (Grow Page 24).</li> <li>2. The Shippensburg Borough/Shippensburg Township Joint Comprehensive Plan encourages new residential development to take place as infill within existing areas with central water and sewer facilities (Page 5-6).</li> <li>3. Proposed Section 150-52.1. The title of this section should be "Multifamily residential use as adaptive reuse of an existing building" to be consistent with the use listed in proposed Section 150-23.A.2.p.</li> <li>4. Proposed Section 150-52.1.A. A building for conversion to multi-family residential use must have been constructed in or before 1936, a date that appears arbitrary. The Borough may want to include a justification for the date, assuming that 1936 has some significance.</li> <li>5. Proposed Section 150-52-1.A. This provision is confusing and conflicting. A building must be a certain age (pre-1936) to be eligible for adaptive reuse. However, only additions made after 1936, are eligible for adaptive reuse. Why is the part of a building built before 1936 not eligible for adaptive reuse?</li> <li>6. Proposed Section 150-52.1.B.1. These standards are not needed. A newly constructed building would not be considered a "conversion of industrial building" but rather new construction. No other form of multifamily development is permitted except for adaptive reuse of an existing building. If new residential buildings are permitted, they should be listed in the ordinance.</li> <li>7. Proposed Section 150-52.1.B.2. The minimum building size for conversion shall be 60,000 square feet. The Borough should consider removing this requirement. The minimum size is an arbitrary figure, especially in a core community where compact development should be encouraged.</li> </ol>				

8. Proposed Section 150-52.1.B.3. The maximum number of dwelling units within the building shall be the lot area divided by 5,000 square feet. This language is unclear. Consider wording this section similar to the wording in 150-116. "The lot area per dwelling unit shall be not less than 5,000 square feet".
9. Proposed Section 150-52.1.B.4. Principal and accessory buildings shall not occupy more than 50% of the total lot area of the tract. Consider wording this section similar to the wording in 150-116. "Not more than 50% of the lot area shall be occupied by structures".
10. Proposed Section 150-52.1.B.4. Older industrial buildings located in borough environments were often constructed without modern development standards that regulate impervious surface. Thus, some industrial buildings may occur on smaller lots where the buildings comprise more than 50% of the lot area. Also, building coverage is not regulated elsewhere in the Light Manufacturing district. The Borough should consider eliminating this requirement or increasing the building coverage to 80% to be consistent with the impervious coverage in the rest of the district.
11. Proposed Sections 150-52.1.C.1-2. These requirements regulate the exterior building materials and building appearance. They are vague and subject to interpretation. Which part of the building should the exterior match, the pre-1936 building which is not eligible for adaptive reuse, or the post-1936 addition which is eligible for adaptive reuse? Further, these sections regulate aesthetics which are not typically found in Zoning Ordinance requirements, unless they are part of a recognized historic district. Recommend referring to this section as a Guideline.  
  
Further, many former industrial buildings have unattractive exteriors that detract from the visual appeal of the building. Limiting the alteration of the exterior of the building or requiring new additions to look like the old building could limit interest in redevelopment projects.
12. Proposed Section 150-52.1.D. ...shall be designed with appropriate landscaping, common open space, lighting, pedestrian circulation, and parking areas. The requirements for common open space, lighting, and "appropriate" landscaping should be clarified in the proposed language.
13. Proposed Section 150-52.1.E. The language should indicate that the Borough Council may prescribe conditions in accordance with Section 150-93 and 94 of this chapter.
14. Proposed Section 150-52.1.F. Labor and Industry approval of plans. It appears that this is referring to the Pennsylvania Department of Labor and Industry (DLI). Recommend clarification. The Borough should determine whether the DLI provides review and approval of plans.
15. It appears that the proposed language may create conflicting land uses. Recommend requiring screening and buffering between a proposed industrial conversion to multi-family building and any adjoining non-residential zones or land uses.
16. The phrase, Internal Pedestrian Walkway should be defined. The definition should include design requirements and maintenance responsibility.

*"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."*