



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Town Center District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
South Middleton Township	7/1/2020	8/20/2020	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map and Text Amendment			Approval After Consideration of Comments	
<i>Explanation of Amendment:</i>				
Proposed amendment will add a Town Center District along the Walnut Bottom Road corridor. The district will include form based zoning regulating facades along the front setbacks.				
<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 supports mixed land uses that encourage community interaction, enhanced transportation options and quality economic development (Grow Page 26). The proposed map and text amendment will encourage this type of development along the Walnut Bottom Road corridor. 2. The proposed Town Center District is located along the Walnut Bottom Road Corridor which is identified as Suburban Community, Commercial Center and Industrial Center on the Future Land Use Map. The Suburban Community area is defined as largely residential with concentrations of industrial and commercial uses. The Commercial and Industrial Center areas are located close to major roadways where adequate utilities are available. The proposed Town Center district will include a mixture of residential and nonresidential uses. 3. Proposed section 1502 indicates that outdoor seating and dining and outdoor retail sales <u>in the sidewalk right-of-way</u> must meet the following criteria. Sections 1502.1.b and 1502.2.b prohibit these uses within a public or private right-of-way. Does a sidewalk right-of-way constitute a private right of way? The transect figures require a minimum 6' sidewalk in the public right of way. 4. Section 1502.1.d and Section 1502.2.e-g should include a similar listing of items that should not be obstructed. As proposed, Section 1502.2 does not prohibit the obstruction of hydrants, standpipes, ventilation areas or utility access. 5. Section 1504.3.a-b. "Shall" statements should be used in these regulations if they are to be required and not serve simply as a guideline. 6. Section 1504.5 indicates that public spaces shall be dedicated. The proposed ordinance should identify who will receive the dedication. Will the Township assume responsibility for all public spaces in the Town Center District? 7. The proposed amendment should include definitions. These definitions should be added to 				

Article III (Definition of Terms) We recommend a definition of the following:

- a. Frontage Buildout
- b. Façade
- c. Duplex
- d. Triplex
- e. Public Yard
- f. Principal Frontage
- g. Secondary Frontage
- h. Mid-Block Condition
- i. Private Frontage
- j. Layer
- k. Elevations

- 8. Overall the Transect Figures are difficult to understand, use terminology different from the rest of the ordinance, and are needlessly complex. Terminology should be changed to be consistent with the rest of the ordinance and diagrams updated to facilitate understanding.
- 9. The minimum requirements for frontage buildout should be clarified. Should the required percentages be to the minimum front principal setback, the maximum front principal setback or within the range?
- 10. It appears that the Layers shown in the parking placement section are referring to a parking lot setback. Recommend removing the layers and changing the language to indicate that a parking lot must be located behind the maximum principal building setback. Further, the Transects should be consistent with Section 1504.3.C which indicates that surface parking shall be located behind buildings.
- 11. What is the purpose of the graphics on Figures T-3 through T-5? It appears that the proposed language is similar to other zoning districts with the exception of the minimum frontage buildout requirement.
- 12. Section h (streetscape) indicates that sidewalks, planters or verge, and street trees will be provided within the public right-of-way and wider multimodal paths may be required. The maintenance of these amenities should be clarified in the proposed ordinance language. It appears that the Township will maintain this area.
- 13. The proposed T-4 Transect on the northeast corner of the TC Zoning District is largely developed. The proposed zoning district will create several non-conforming configurations and potential variance requests in the future.
- 14. The transect figure legends indicate that a two triangle dimension shows a minimum / maximum setback and a single triangle dimension shows a minimum setback. The Township should verify each graphic for consistency. For example, the accessory building setbacks and side principal building setbacks are sometimes shown as a minimum requirement; however, they contain 2 triangles.

The following comments refer to Figure 1503-2 the T-3 Transect:

- 15. It appears that the setback triangles for d.2 (side principal setback) are not consistent. Should these be pointing to the edge of the blue shaded area?

The following comments refer to Figure 1503-3 the T-4 Transect:

- 16. Section h is cut off at the bottom of the page.
- 17. The building configuration should be clarified. Section c indicates that a principal building

should be 2-4 stories. The graphic provided includes an arrow indicating that 1 story is the minimum height.

18. Section 1801 – Does this chart replace the current regulations in Section 1801 of the Zoning Ordinance or does it apply only to the Town Center District? For the Town Center District, the requirement of 2 parking spaces per dwelling unit is excessive, especially for multiple family and conversion apartment dwellings, works in opposition to the intent of the Town Center District. In addition to the shared parking reduction option, consider revising these regulations to allow prospective developers to present a parking study based on associated parking needs upon the specific type of residential developments they are proposing.

The following comments refer to Figure 1503-4 the T-5 Transect:

19. The front accessory building setback is 20 feet from the front façade of the principal building. The graphic provided shows the front accessory building setback as minimum / maximum. It appears that the minimum setback shown is 0 feet (d.5).

“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.”