



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Camp Hill Zoning Map and Text Changes				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Camp Hill	3/1/2021	3/18/2021	SH, SW, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map and Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Reconfiguration of district regulations, New MDRO1 and P Zoning Districts, New Zoning Map				
<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>				
<p>1. If adopted, the proposed language will create changes to language throughout the zoning ordinance. For example:</p> <ul style="list-style-type: none"> a) Proposed Division 2 indicates that all references in the ordinance to the HDRO district are hereby revised to be the MDRO1 district. b) Proposed Division 2 indicates wherever a dimensional requirement is established for the LDR district, it shall also apply to the P Parks District. c) Proposed definitions will change "Sexually Oriented Business" to "Adult Use" wherever the term appears. <p>It is recommended that the Borough provide a new version of the <u>entire</u> ordinance that includes these changes. Adopting this language without providing a clean version of the ordinance may create confusion in the future.</p> <p>2. According to Division 2, the Park District (P) dimensional requirements are identical to the Low Density Residential (LDR) District. This should be noted in proposed Section 307 (Area and Design Requirements for the LDR District). We recommend changing the title of this table to include both districts.</p> <p>3. The table provided in proposed Section 306.B should provide a line under each individual use. The table submitted has lines under some uses, but it is inconsistent. We recommend using a table similar to the existing ordinance.</p> <p>4. The Borough should compare the existing definition of "Essential Services" to the proposed definition of "Public Utility". The definition of Essential Services includes public utilities.</p> <p>It appears that the proposed text does not include Essential Services as a use. The Borough should consider including Essential Services as a use in the ordinance.</p> <p>5. The proposed definitions include "Self-Storage <u>Development</u>". It appears that this language should be changed to "Self-Storage <u>Facility</u>". This phrase is included in the current definition of</p>				

Mini-Storage Warehouse.

6. The proposed definition of Townhouse should be changed to, "This term shall have the same meaning as Dwelling, Single Family Attached".
7. The proposed definition of Twin Dwelling should be changed to, "This term shall have the same meaning as Dwelling, Single Family Semi-Detached".
8. The proposed definition of Apartment should be changed to, "This term shall have the same meaning as Dwelling, Multi-Family".
9. The following comments refer to the zoning map:
 - a) The acronym for the Light Industrial District is shown as LIN in Section 301 (Designation of Districts and Purposes). This should be reflected on the map.
 - b) The Park Zone in the Legend should be labeled with the letter "P". In addition, a "P" should be placed on the map as well.
 - c) The phrase, "Typos Corrected" should be removed from the final Zoning Map.
 - d) A single parcel of MDR and two parcels of MDRO1 are located just north of the Market Street / 32nd Street intersection. The Borough solicitor should review these parcels to insure they do not constitute spot zoning.
10. Proposed Section 301.C Overlay Districts. This section should reference the following overlay districts:
 - a) Section 602-Floodplain Overlay Zoning District
 - b) Section 603-Airport Overlay Zoning District
 - c) Section 604-Development Compatibility Standards Overlay Zoning District
 - d) Section 605-Heritage Conservation Overlay Zoning District
 - e) Section 606-Natural Resources Overlay Zoning District.
11. Proposed Section 306.B. This section references Section 105.B for uses that are not listed in the ordinance. It appears that uses not listed are addressed in Section 104.B. The Borough should verify the section reference.
12. It appears that the proposed MDRO1 district is very similar to the requirements in the MDRO District. The Borough should consider combining these districts.
13. Proposed Section 306.B.1. Performance Standards (Environmental Protection) requirements are located in Section 722 of the Zoning Ordinance. .
14. Proposed Section 306.B.2. The footnotes found throughout 306.B could be placed in the specific use regulations (Apartments, Townhouse, Convenience Store, Financial Institution Drive-thru, Hotel/Motel, Construction Company, Retail Store and shopping center).
15. Proposed Section 306.C includes a list of accessory uses that are permitted in all districts. #2 (fences) includes an asterisk. The ordinance should include a footnote or explanation of this asterisk.
16. The Borough's online zoning application will require updates to reflect these changes.

"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."