



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Contractor's equipment storage in the AOL district				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	4/8/2022	5/2/2022	SH, EG	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			See Comments Below	
<i>Explanation of Amendment:</i>				
Hampden Township has submitted a proposed text amendment that will permit, by conditional use, contractor's equipment storage in the Apartment Office Limited (AOL) district. The proposed text includes a definition of 'contractor's equipment storage' and specific criteria that will apply to the use.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Not Applicable		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. Duplicative uses should be avoided when possible. These can lead to interpretation challenges. The township should consider consolidating the definition and use criteria for contractor's equipment storage throughout the zoning ordinance. <ol style="list-style-type: none"> a. 'Sales, service and storage of contractor's equipment' is already a permitted use in the industrial general (IG) district. b. 'Contractors'/lawn and garden equipment sales and service' is permitted by conditional use in the commercial park limited (CPL) district and references standards for storage. See section 1914. c. The proposed text will permit 'contractor's equipment storage' by conditional use in the AOL district and add criteria to section 1917. 2. The proposed text contradicts the zoning ordinance section 1914. This section indicates that a contractors'/lawn and garden equipment sales and service use is prohibited when <u>abutting</u> the AOL district. Section 1914 also identifies the AOL district as a residential district. If approved, this section of the zoning ordinance should be clarified. <p>The purpose statement provided in the AOL district does not list land use types or describe what is envisioned for the area. The purpose statement should be expanded. In general, the uses permitted in the AOL district are residential and low impact nonresidential uses that include medical facilities, professional offices, schools, and banks. The township should consider the nature and potential impact of contractor's equipment storage. Does the proposed use meet the intent of the AOL district?</p> 3. Proposed Section 1917.A (page 3). This section indicates that a contractor's equipment storage use shall only be permitted as an accessory permitted by conditional use to the business office of the contractor or builder. 				

Existing section 1103.Q (permitted uses in the AOL district) indicates that accessory uses on the same lot and customarily incidental to any of the permitted uses are permitted by right in the AOL district.

The township should determine whether a contractor's office is a permitted use and if so, whether the accessory storage area would be permitted by conditional use or by right.

"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."