



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Maximum number of dwelling units in a conversion from industrial to multiple family use.				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Shippensburg Borough	4/6/2022	5/2/2022	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
The Borough of Shippensburg has submitted a zoning ordinance text amendment. The amendment will allow buildings converted from an industrial use to multiple-family residential use to have 1 dwelling unit per 4,500 square feet of lot area in the M-1 light manufacturing district. The current requirement is one dwelling unit per 5,000 square feet of lot area.				
<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 proposed text amendment is consistent with the Cumberland County Comprehensive Plan. The plan encourages infill, redevelopment, and replacement projects in existing developed areas. In addition, the comprehensive plan encourages all types of residential unit types including multi-family units. (Grow page 10). The plan also encourages revitalization of the boroughs in the county through a series of infill, redevelopment, reuse and blight removal initiatives (Grow page 24).</li> <li>2. The Shippensburg Borough / Shippensburg Township Joint Comprehensive Plan recommends amending ordinances for rehabilitation and adaptive reuse of historic structures (page 5-2). In addition, the plan encourages compact development that will minimize land consumption and maximize open space (page 5-5).</li> <li>3. The borough should consider revising current section 150-52.1.D (General Development Regulations) to be consistent with the goals and objectives established in the proposed Shippensburg Revitalization and Connectivity Plan. If approved, these comments should also be considered during the land development process.           <ol style="list-style-type: none"> <li>a. Beautification, livability, and greening are a goal in the plan. Landscaping should be a requirement. The language should include tree and shrub planting requirements per unit.</li> <li>b. Trails, greenways and civic spaces are a goal in the plan. The requirement for an internal pedestrian walkway should provide a connection to a common open space area.</li> <li>c. The existing language (Section 150-52.1.B.4) indicates that buildings shall not occupy more than 50% of the tract. Common open space and lighting should be required in the remaining areas. The tree and shrub plantings (noted in comment 3.a) and other amenities such as picnic tables and trash receptacles should be included in the common open space area.</li> </ol> </li> </ol>				
<p><i>"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."</i></p>				