



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Recommendation: *Approval With Comments*

<i>Name of Amendment:</i>				
New Zoning Ordinance				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
South Middleton Township	12/22/2022	1/19/2023	SH, KS	Planning Commission
<i>Type of Amendment:</i>				
New Zoning Ordinance				

Explanation of Amendment:

South Middleton township submitted a new zoning ordinance for comments and recommendations. The new ordinance will replace the existing South Middleton Township Zoning Ordinance that was adopted in 2007 and includes numerous amendments. The existing South Middleton Township Zoning Map will remain the same.

South Middleton Township has been working with the CCPD staff to address comments and concerns prior to the official submission and review of the draft zoning ordinance. The limited number of comments reflects the beneficial collaboration that occurred prior to the official submission.

The CCPD staff have determined that the new zoning ordinance is generally consistent with the Cumberland County Comprehensive Plan. The CCPD staff noted no inconsistencies between the zoning ordinance and the South Middleton Township Comprehensive Plan.

Administrative Comments and Recommendations:

1. n/a

Technical Comments and Recommendations:

2. Page 10, Section 300.13 – Definition of ‘Alterations – Telecommunications’. This definition was updated to focus on alterations for telecommunications. The definition still references building improvements and square footage that would not apply to telecommunications. Consider including separate definitions for “Alterations – Buildings” and “Alterations -Telecommunications” with specific regulations included for each type of alteration.
3. Page 47, section 400.1.f. The airport development district should be included as section 400.1.f. iii.
4. Page 63, section 602.17. The township should review the proposed language. Article XVI does not include regulations for landscaping tree service and building contractor businesses.

5. Page 203, Section 1612.6 – Short Term Lodging Accommodations. The language should cite specific regulations that limit the number of occupants based upon and identified number of bedrooms, parking spaces, sewage, etc.
6. Page 281, section 1709. The township should review the signage requirements. Many of the temporary sign types appear to be based upon the content of the sign (architects, engineers, real estate, yard sale, garage sale). Sign regulations should be content neutral and regulate the time, manner, and place of display.
7. Page 288, Section 1800.1. – This addition is unclear. Does a garage space only count for ½ a parking space in a residential setting? If it accommodates 1 vehicle, consider counting it as 1 space.
8. Page 290, Section 1801.3 – The parking study option should indicate the approving body/individual. Will this be approved by the township engineer or by the township supervisors?

“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.”