



PLANNING DEPARTMENT  
Cumberland County

## Cumberland County Review Report

Cumberland County Planning Department  
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### Recommendation: *Approval*

<i>Name of Amendment:</i>				
Revised New Zoning Ordinance				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Camp Hill Borough	3/21/2023	4/3/2023	SH	KS
<i>Type of Amendment:</i>				
New Zoning Ordinance				

### Explanation of Amendment:

The Borough of Camp Hill submitted a new zoning ordinance for review and recommendation on November 14, 2022. The ordinance was recommended for approval with consideration of comments by the CCPC on December 15, 2022.

The borough has been collaborating with the CCPD since December to address many of the comments made on December 15. On March 21, 2023, the borough submitted a revised ordinance that addresses many of the comments.

The outstanding comments shown below have been discussed during collaboration. The borough has noted that these comments will not be addressed in the new zoning ordinance.

The proposed zoning ordinance is generally consistent with the Cumberland County Comprehensive Plan and the Camp Hill Borough Comprehensive Plan.

### Administrative Comments and Recommendations:

1. n/a

### Technical Comments and Recommendations:

2. Section 106.A, page 1-4. The parks district should be labeled as a residential district to be consistent with the definition of 'residential districts'.
3. Section 202, page 2-13 and page 2-52. The definition of 'commercial districts' and 'residential districts' includes the phrase, "See also, mixed-use districts". This creates confusion as the mixed-use districts only include MDRO, MDRO-1, DT and CN. CCPD recommends removing the phrase "see also mixed use districts" from the definition of commercial and residential districts.
4. Section 202, page 2-43. The definitions section includes a definition of a no-impact home occupation. CCPD recommends that the MPC definition of a no-impact home based business be included in the ordinance. In addition, section 1107.E and F, page 11-29 through 11-31 regulate a no-impact home based business and a home occupation. The definitions should be consistent with the uses in part 11.

5. Section 604, page 6-34. The borough should clarify whether the DCO requirements are required, or if they are guidelines. Also, the term 'standard' is misleading. The entire section should be reviewed with a clear distinction of what is required or optional.
6. Section 606.D.9.B, page 6-57. This section references the subdivision and land development ordinance and cites chapter 174. The reference should be changed to chapter 179.
7. Sections 1103.P page 11-12 and 1104.C, page 11-16. According to Pennsylvania Act 16 (Medical Marijuana Act), a medical marijuana dispensary shall meet the same municipal zoning and land use requirements as other commercial land uses, and a grower/processor shall meet the same municipal zoning requirements as other industrial land uses. The zoning ordinance should only reference the requirements of Act 16 (which includes requirements for setbacks, enclosed activities, etc.) and the dimensional requirements of the zoning district.
8. Section 1107.F, page 11-31. Specific requirements for a no-impact home based business are identified in section 107(a) (definitions) of the Pennsylvania Municipalities Planning Code (MPC). The ordinance as proposed requires a no-impact home based business to meet the requirements for a home occupation. This appears to exceed the requirements included in the MPC. The borough should consider using the requirements found in the MPC in the proposed ordinance.
9. Section 1109.A, page 11-35 and section 1109.B, page 11-37. The zoning ordinance includes separate requirements for 'telecommunications signal site' and 'wireless communications facilities'. These uses have similar requirements. The borough should determine whether these separate sections are required.

*"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."*