



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>				
Parking Setback and Streetfront Common Use Area in the MU Overlay				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	3/24/2023	4/10/2023	SH, EG	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

Hampden Township submitted a zoning ordinance text amendment that removes the requirements for front yard setbacks, common use areas and street trees when a project abuts Route 581. The proposed text also permits parking spaces along the side of a circulation drive that is located adjacent to a building.

The proposed amendment is generally consistent with the Cumberland County Comprehensive Plan and the Hampden Township Comprehensive Plan.

Administrative Comments and Recommendations:

1. Proposed section 16-A.M-U.3. The language specific to Route 581 should be clarified. Does this include the ramps, or only the highway?

Technical Comments and Recommendations:

2. It appears that proposed section 16-A-11.4 will allow parking spaces to be placed in an area that may be designated as a fire lane. These spaces should be set aside to guarantee easy rapid access for emergency service. The township should request a review by the local fire department and ambulance service providers as currently required by zoning section 2005.E.
3. Proposed section 16-A-11.4 includes a provision that if parking is to be provided along either side of a circulation drive along a building, the drives have a minimum width of 30 feet or be prohibited from use by the general public.
 - a. Zoning ordinance section 2005.F prohibits parking along circulation drives in all zoning districts. The township should provide a definition of circulation drives and provide differentiation from other areas of a parking lot facility such as entrance and exit drives, parking lanes and parking access drives.
 - b. If parking is to be provided along circulation drives, the township should consider requiring the minimum width of 30 feet rather than prohibiting usage by the public due to difficulty in enforcement and to limit the likelihood of conflicts between parked vehicles exiting and entering parking stalls and traffic using the circulation drives.

“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.”