



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>				
Accessory Building Height, Buffering/Screening and RVs as dwelling units				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
North Newton Township	5/15/2023	5/26/2023	SH	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

North Newton Township submitted a zoning ordinance text amendment that will extend the maximum building height by 5 feet, eliminate waivers or modification of buffering and screening requirements and regulate recreational vehicles as dwelling units. The North Newton Township Zoning Ordinance was adopted in 2014.

The proposed text amendment is generally consistent with the Cumberland County Comprehensive Plan and the North Newton Township Comprehensive Plan.

Administrative Comments and Recommendations:

1. n/a

Technical Comments and Recommendations:

2. Proposed section 300-19.D-maximum density. The proposed density requirement limits the number of single-family dwellings to one dwelling unit per acre. This number may not accurately reflect the density in a condominium style development. Areas including wetlands and floodplains are not considered developable. In addition, areas for stormwater facilities, roads and rights-of-way will not be excluded from the density calculation. The township should consider allowing condominium developments at one dwelling unit per acre of 'buildable area' which should be defined and exclude these features.
3. Proposed section 300-70.1. This section permits use of a recreational vehicle as a dwelling unit for longer than 14 days if a residential structure is uninhabitable due to fire, flood, storm, wind, or another act of God. The township should consider addressing the use of a recreational vehicle for living quarters during periods of residential remodeling or addition.
4. Proposed section 300-80 addresses setbacks between accessory structure and principal or other accessory structures. The township should consider existing accessory farm structures. It appears that the required setbacks may create nonconforming accessory structures on many agricultural properties.
5. Proposed section 300-80. The proposed setbacks between principal and accessory buildings should be reviewed by emergency service providers. Is the proposed setback of five feet between accessory buildings and accessory or principal buildings adequate for fire protection?

“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.”