



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

Recommendation: *See Comments Below*

<i>Name of Amendment:</i>				
Family Entertainment Center Use				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	8/28/2023	9/14/2023	SH, EG	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

Middlesex Township has submitted a zoning ordinance text amendment to allow a family entertainment center in the village center (VC) district and the commercial highway (CH) district. The proposed language defines a family entertainment center and includes specific requirements for the use. The Middlesex Township Zoning Ordinance was adopted in 1989.

The township is currently working on a new zoning ordinance that will repeal and replace the existing ordinance upon adoption.

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

Administrative Comments and Recommendations:

1. Section 2.03, page 1. The proposed definition of a family entertainment center includes several requirements. To be consistent with other specified use requirements, the township should consider moving the requirements for a family entertainment center to Article 14 (supplementary regulations).

Technical Comments and Recommendations:

2. It appears that the proposed use is already addressed in the ordinance. Commercial recreation and entertainment facilities are permitted by special exception in the VC (zoning 9.04.N) district and CH (zoning 10.05.G) districts. In addition, uses which are of the same general character as uses permitted in the district are also permitted by special exception. If adopted, the ordinance should differentiate between a family entertainment center and a commercial recreation / entertainment facility.
3. Section 2.03, page 1. The township should compare the proposed definition of a family entertainment center to the definition of commercial recreation. The definitions should differentiate between these uses.
4. Section 2.03.C., page 1. The applicant is proposing a maximum impervious area for family entertainment center of 70%, which is an increase of 10-20% over allowable impervious area for all other uses in the CH

and VC zoning districts. The increase in maximum impervious area should be justified or the base zoning district requirements should be applied.

5. Section 2.03.D.2, page 2. The requirements for a parking analysis report should be added to the parking requirements in Section 14.10 and apply to all uses.
6. Section 9.02.K, page 3. A nonresidential use with public water and/or sewer in the VC district is required to provide a 15 ft. side yard setback (zoning 9.05.A). The SLDO requires a 20 ft. wide planting strip when a commercial use abuts a residential use (SLDO 719.C.14.B.1). The township should determine whether a family entertainment center in the village center district should be required to provide additional setbacks and screening from adjoining residential uses.
7. The township should verify that the definition and the language regulating a family entertainment center is included in the proposed zoning ordinance that is currently being drafted.

"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."