

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 7 - 2025

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, REPEALING IN ITS ENTIRETY ORDINANCE NO. 3-89 ENACTED JUNE 30, 1989 KNOWN AS THE “MIDDLESEX TOWNSHIP ZONING ORDINANCE”, AS SUBSEQUENTLY AMENDED, REPEALING THE MIDDLESEX TOWNSHIP ZONING MAP, AND ENACTING A NEW COMPREHENSIVE TOWNSHIP ZONING ORDINANCE AND ZONING MAP.

BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted by the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, as follows:

WHEREAS, the Board of Supervisors of Middlesex Township is authorized by the Pennsylvania Municipalities Planning Code to regulate land use within Middlesex Township through the Middlesex Township Zoning Ordinance, currently identified as Ordinance No. 3-89 enacted June 30, 1989 and as subsequently amended; and

WHEREAS, the Board of Supervisors has determined the current Zoning Ordinance and Zoning Map need to be consolidated and updated due to the numerous prior amendments to Ordinance No. 3-89 and the Zoning Map, and the need to recognize current and new land uses as well as significant trends in land uses not previously recognized in prior ordinance amendments since the original Zoning Ordinance and Zoning Map were adopted and modified starting more than 30 years ago; and

WHEREAS, the Board of Supervisors has tasked the Middlesex Township Planning Commission (the “Planning Commission”) with developing a comprehensive zoning ordinance and zoning map applicable to the entirety of Middlesex Township, which task the Middlesex Township Planning Commission undertook in late 2022 and continued diligently through 2024 and into 2025; and

WHEREAS, as required by the Pennsylvania Municipalities Planning Code, the Planning Commission has held numerous public meetings pursuant to public notice to discuss the development of a new comprehensive zoning ordinance and zoning map; and

WHEREAS, on March 24, 2025 and again on July 28, 2025, the Planning Commission recommended approval of the comprehensive Zoning Ordinance as well as the Zoning Map with comments to the Board of Supervisors and approved the transmitting of the Zoning Ordinance and Zoning Map to the Board of Supervisors for a public hearing and enactment; and

WHEREAS, also in accordance with the requirements of the Pennsylvania Municipalities Planning Code, the ordinance adopting the comprehensive Zoning Ordinance and Zoning Map, as well as the Zoning Ordinance and Zoning Map, were submitted to the Cumberland County Planning Department on March 21, 2025 and again on July 3, 2025. Prior to the date of that submission, the Cumberland County Planning Department had reviewed various drafts of portions of the comprehensive Zoning Ordinance and Zoning Map; and

WHEREAS, Middlesex Township properly advertised the time, date and place of the public hearings to be held and notice of the ordinance to be adopted with respect to the new comprehensive Zoning Ordinance and Zoning Map in accordance with the requirements Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors on May 7, 2025 and September 3, 2025 held duly noticed and advertised public hearings in order to receive public comment on the comprehensive Zoning Ordinance and Zoning Map and to consider the adoption of both; and

WHEREAS, the Board of Supervisors, having received public comment and having received the recommendations of the Planning Commission and the Cumberland County Planning Department, finds that the enactment of the proposed comprehensive Zoning Ordinance and Zoning Map will be beneficial to the health, safety and welfare of Middlesex Township and in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

NOW THEREFORE, in consideration of the recital set forth above, it is hereby ORDAINED and ENACTED by the Board of Supervisors of Middlesex Township, as follows:

SECTION 1: The current Zoning Ordinance identified as Ordinance No. 3-89, as subsequently amended, together with the Zoning Map associated therewith, is hereby repealed in their entirety, excepting, however: (a) any sections of the current Zoning Ordinance and amendments thereto that are incorporated by reference in the new comprehensive Middlesex Township Zoning Ordinance; and (b) any subjects in the current Zoning Ordinance as amended not covered in the new comprehensive Middlesex Township Zoning Ordinance. The new comprehensive Middlesex Township Zoning Ordinance and Zoning Map, collectively attached hereto and incorporated by reference herein as “Exhibit A”, are hereby enacted. In the event of any conflict between any portions of the current Zoning Ordinance incorporated by reference in the new comprehensive Middlesex Township Zoning Ordinance and the new comprehensive Middlesex Township Zoning Ordinance, or any subject contained in the current Zoning Ordinance, as amended, not covered in the new comprehensive Middlesex Township Zoning Ordinance, the content of the new comprehensive Middlesex Township Zoning Ordinance shall prevail.

SECTION 2: If any section, sub-section, provisions, regulations, limitation, restriction, sentence, clause, phrase or word in this Ordinance or the Middlesex Township Zoning Ordinance or Zoning Map adopted by this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance as a whole or any other section, sub-section, provisions, regulations, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the Middlesex Township Zoning Ordinance or Zoning Map being adopted hereby, or any portion of the Zoning Ordinance identified as Ordinance No. 3-89, as subsequently amended, to the extent the same continues as provided in Section 1, above.

SECTION 3: This Ordinance shall become effective upon enactment in accordance with applicable law.

DULY ENACTED AND ORDAINED this 3rd day of September, 2025 by the Board of Township Supervisors in public session duly assembled.

MIDDLESEX TOWNSHIP

By: 
(Vice) Chairman, Board of Supervisors

ATTEST:


Township Secretary

(Township Seal)

EXHIBIT A

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The Middlesex Township Zoning Ordinance and
Zoning Map are each incorporated by reference in
this Exhibit.