

MIDDLESEX TOWNSHIP
Cumberland County, Pennsylvania

Ordinance No. 3 -96

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING ARTICLE XXII OF THE "MIDDLESEX TOWNSHIP ZONING ORDINANCE" (AS ORIGINALLY ENACTED BY ORDINANCE NO. 3-89 ON JUNE 30, 1989, AND AS SUBSEQUENTLY AMENDED, PARTICULARLY BY ORDINANCE NO. 7-94 ENACTED AUGUST 3, 1994) TO PERMIT LAWFUL ON-SITE POTABLE WATER AND SANITARY SEWAGE DISPOSAL FACILITIES ON LOTS IN THE RT-RESIDENTIAL TOWNE ZONING DISTRICT CONTAINING AN AREA OF NOT LESS THAN SIXTY THOUSAND SQUARE FEET, AND TO MODIFY LOT WIDTH, YARD DIMENSIONS, STRUCTURE HEIGHT, STRUCTURE COVERAGE AND IMPERVIOUS AREA COVERAGE FOR LOTS HAVING AREAS OF NOT LESS THAN SIXTY THOUSAND SQUARE FEET.

BE AND IT IS HEREBY ORDAINED by the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, as follows:

SECTION 1: Ordinance No. 3-89 entitled "Middlesex Township Zoning Ordinance" originally enacted and ordained on June 30, 1989 (as subsequently amended particularly by Ordinance No. 7-94 enacted and ordained on August 3, 1994), is hereby again and further amended as follows:

A. The third sentence of Section 22.01 - Intended Purpose is hereby deleted and the following sentence is substituted therefor:

To these ends, development is limited to (a) medium high density, where public water and sanitary sewerage services are presently available or are provided by the person or entity seeking to develop the area contained in such district, or

(b) single-family residential use on lots having not less than sixty thousand (60,000) square feet of surface area on which a lawful source of potable water is available and on which a lawful on-site sanitary sewage disposal facility can be installed.

B. Section 22.02 - WATER AND SEWER REQUIRED, is hereby deleted and the following new Section 22.02 is hereby substituted therefor:

SECTION 22.02 - WATER AND SEWER REQUIRED.

A. Except as provided otherwise in Subsection B immediately below, all uses permitted hereunder are conditioned upon the existence of adequate public water and sanitary sewerage services for the intended uses. The Township does not guarantee nor agree to provide such services if not in existence. Any person or entity intending to develop any such district shall be responsible for providing such water and sewer services.

B. Residential lots for single-family detached dwellings containing at least sixty thousand (60,000) square feet of area as shown on an approved minor subdivision plan containing no more than five (5) such lots may be developed with individual lawful on-site potable water sources and lawful on-site sanitary sewage disposal facilities.

C. Subsections A. and B. of Section 22.06 - LOT AREA, BUILDING HEIGHT, YARD AND OPEN SPACE/RECREATION REQUIREMENTS are hereby deleted and the following new Subsections A. and B. are substituted therefor:

SECTION 22.06 - LOT AREA, BUILDING HEIGHT, YARD AND OPEN SPACE/RECREATION REQUIREMENTS.

A. Lot Area, Yard, Height and Coverage Requirements for High Density Developments. Except as otherwise provided in Subsection B immediately hereinbelow, the following requirements shall be applicable and must be provided in every lot and dwelling unit or other

structure hereafter erected or altered for any use permitted in high density developments in this district:

1. Lot Area: all lots shall have a minimum area of ten thousand (10,000) square feet.
2. Lot Width: all lots shall have a minimum front width of eighty (80) lineal feet.
3. Front Yard Depth (Set-back): all lots shall have a minimum front yard depth (building line) of twenty-five (25) lineal feet.
4. Rear Yard Depth (Set-back): all lots shall have a minimum rear yard depth (building line) of twenty-five (25) lineal feet.
5. Side Yard Depth (Set-back): all lots shall have an aggregate minimum side yard depth of twenty (20) feet and not less than eight (8) lineal feet on one side yard.
6. Structure Height: no structure shall be erected on any lot having a height greater than thirty-five (35) lineal feet.
7. Lot Coverage: no structure shall be erected on any lot having a lot coverage area in excess of thirty per centum (30%) of the Lot Area.
8. Impervious Area: the maximum impervious area permitted on any lot is fifty percent (50%) of the total lot area.
9. Water and Sewer Service: all lots shall be served by public water and sewerage as required by Section 22.02A hereinabove.

B. Lot Area, Yard, Height and Coverage Requirements for Minor Low Density Developments.
The following requirements shall be applicable and must be provided for every lot and dwelling unit having a lot area of not less than sixty thousand

(60,000) square feet to be used for single-family detached dwelling units as shown on a minor subdivision plan containing not more than five (5) such lots:

1. Lot Area: all lots shall have a minimum area of sixty thousand (60,000) square feet.
2. Lot Width: all lots shall have a minimum front width of two hundred (200) lineal feet.
3. Front Yard Depth (Set-back): all lots shall have a minimum front yard depth (building line) of thirty-five (35) lineal feet.
4. Rear Yard Depth (Set-back): all lots shall have a minimum rear yard depth (building line) of thirty-five (35) lineal feet.
5. Side Yard Depth (Set-back): all lots shall have side yard depths of not less than twenty (20) lineal feet on each side yard.
6. Structure Height: no structure shall be erected on any lot having a height greater than thirty-five (35) lineal feet.
7. Lot Coverage: no structure shall be erected on any lot having a lot coverage area in excess of twenty per centum (20%) of the Lot Area.
8. Impervious Area: the maximum impervious area permitted on any lot shall be thirty-five per centum (35%) of the total lot area.

SECTION 2: Except only as amended, modified and changed herein, the Middlesex Township Zoning Ordinance as originally enacted and as previously amended shall remain in all other respects in full force and effect.

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

DULY ENACTED AND ORDAINED this 26th day of April, 1996, by the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, in public session duly assembled.

TOWNSHIP OF MIDDLESEX

By Robert M. Eppley
Chairman, Board of Township
Supervisors

ATTEST:

Lucy J. Smith
Township Secretary