

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 7 - 2011

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 3-89 ENACTED JUNE 30, 1989 KNOWN AS THE "MIDDLESEX TOWNSHIP ZONING ORDINANCE", ARTICLES X AND XIV PERTAINING TO AMENDMENTS TO THE CH – COMMERCIAL HIGHWAY ZONING DISTRICT AND SUPPLEMENTARY REGULATIONS

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:

SECTION 1: The Middlesex Township Zoning Ordinance is hereby amended as follows:

- A. Article X, CH – Commercial Highway Districts, Section 10.6 B, is hereby amended in its entirety as follows:
Impervious Area. The maximum impervious area permitted on any lot shall be sixty percent (60%) of the total lot area.
- B. Article XIV, Supplementary Regulations, Section 14.47 – Hotels, Motels and Tourist Homes, is hereby amended as follows:

1. Section 14.47 B is hereby amended in its entirety to provide as follows:

The minimum lot area shall be one (1) acre and the minimum lot width shall be 150 feet.

2. Section 14.47 D is hereby amended in its entirety to provide as follows:

The total interior floor area of each guest room, inclusive of bathroom and closet space, shall not be less than 250 square feet.

3. Section 14.47 F is hereby amended in its entirety to provide as follows:

Points of vehicular ingress and egress shall be limited to a maximum of two (2) on any public street. Off-street parking shall be provided as follows: At least one automobile parking space, carport or garage shall be provided on the site for each guest room. For restaurants, coffee shops or cafeterias, at least one (1) automobile parking space shall be provided for every 100 square feet of floor area devoted to patron use, and one additional space shall be provided for each employee. All off-street parking areas located within the front yard shall be setback at least twenty-five (25) feet from the front property line, existing legal right-of-way line or proposed dedicated right-of-way line, whichever results in the greatest distance into the front yard.

4. New Section 14.47 H is hereby added as follows:

The maximum building height shall be limited to forty (40) feet in height.

5. New Section 14.47 I is hereby added as follows:

New buildings or portions of new buildings exceeding thirty-five (35) feet in height shall provide reasonable access to all portions of the building exceeding 35 feet in height by means of an unobstructed fire apparatus access road extending to within 150 feet of all portions of the facility. Subject to the review and comment by the Middlesex Township Fire Chief, the 150 foot dimension may be increased when the building is equipped throughout with an approved automatic sprinkler system or where fire apparatus access roads cannot be reasonably installed because of topography, non-negotiable grades, property configuration or other similar site constraints. When applicable, the access road driving surface shall be capable of accommodating fire department aerial apparatus; with a minimum unobstructed width of 26 feet and with no utility or power lines located above the fire apparatus access road. When required, at least one portion of the fire apparatus access road shall be located within a minimum of 15 feet and a maximum of 30 feet from the building to allow a parallel approach to the building. At least one (1) fire hydrant shall also be located within 500 feet of all points of the new building. The design requirements of this paragraph shall be subject to review and comment by the Middlesex Township Fire Chief.

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 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.

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

DULY ENACTED AND ORDAINED this 3rd day of August, 2011 by the Board of Township Supervisors in public session duly assembled.

MIDDLESEX TOWNSHIP

By: _____

Chairman, Board of Supervisors

ATTEST:

Eileen M. Gault
Township Secretary

(Township Seal)