

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 1 - 2021

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", BY
AMENDING THE ZONING MAP TO INCLUDE CERTAIN
LANDS IN THE UNIFIED DEVELOPMENT AREA OVERLAY
DISTRICT.

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: Ordinance No. 3-89 entitled the "Middlesex Township Zoning Ordinance" enacted June 30, 1989 and subsequently amended, specifically Section 3.02 [Zoning Map] (the "Zoning Map") of Article III [Establishment of Districts] is hereby amended as follows:

The Zoning Map is hereby amended to include the following parcels in the Middlesex Township Unified Development Area Overlay District (UDA): Property of the Estates of Linwood B. Phillips, Jr. and Robert M. Frey identified as Tax Parcel No. 21-06-0019-002 (338-405 Wolf's Bridge Road) containing 203.74 acres; Property owned by Pamela S. Wolfe identified as Tax Parcel No. 21-14-0867-041 (406 Wolf's Bridge Road) containing 1.84 acres; Property of Todd H. and Susan Harral identified as Tax Parcel No. 21-14-0867-042 (407 Wolf's Bridge Road) consisting of .6 acres, the above parcels totaling 209.87 acres and are depicted on the attached plan as the "Area to be Rezoned", which plan is incorporated in this Ordinance as "Exhibit A".

SECTION 2: The underlying zoning districts in the which the properties identified in Section 1, above, are located, being RC – Residential County and RF – Residential Farm, will not be changed given the Unified Development Area Overlay District is an overlay zoning district.

SECTION 3: The Township Engineer is directed to revise the Zoning Map to delineate the rezoned area and boundary line changes as adopted hereby.

SECTION 4: Except only as amended, modified and changed herein, the Middlesex Township Zoning Ordinance and Zoning Map as originally enacted and previously amended shall remain in all other respects in full force and effect.

SECTION 5: If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or the Middlesex Township Zoning Map or Zoning Ordinance as a whole, or any other section, sub-section, provision, regulation, limitation,

restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the Middlesex Township Zoning Map or Zoning Ordinance.

SECTION 6: This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 5th day of May, 2021.

TOWNSHIP OF MIDDLESEX

By: _____


Chairman, Board of Township
Supervisors

ATTEST:


Township Secretary

(Township Seal)

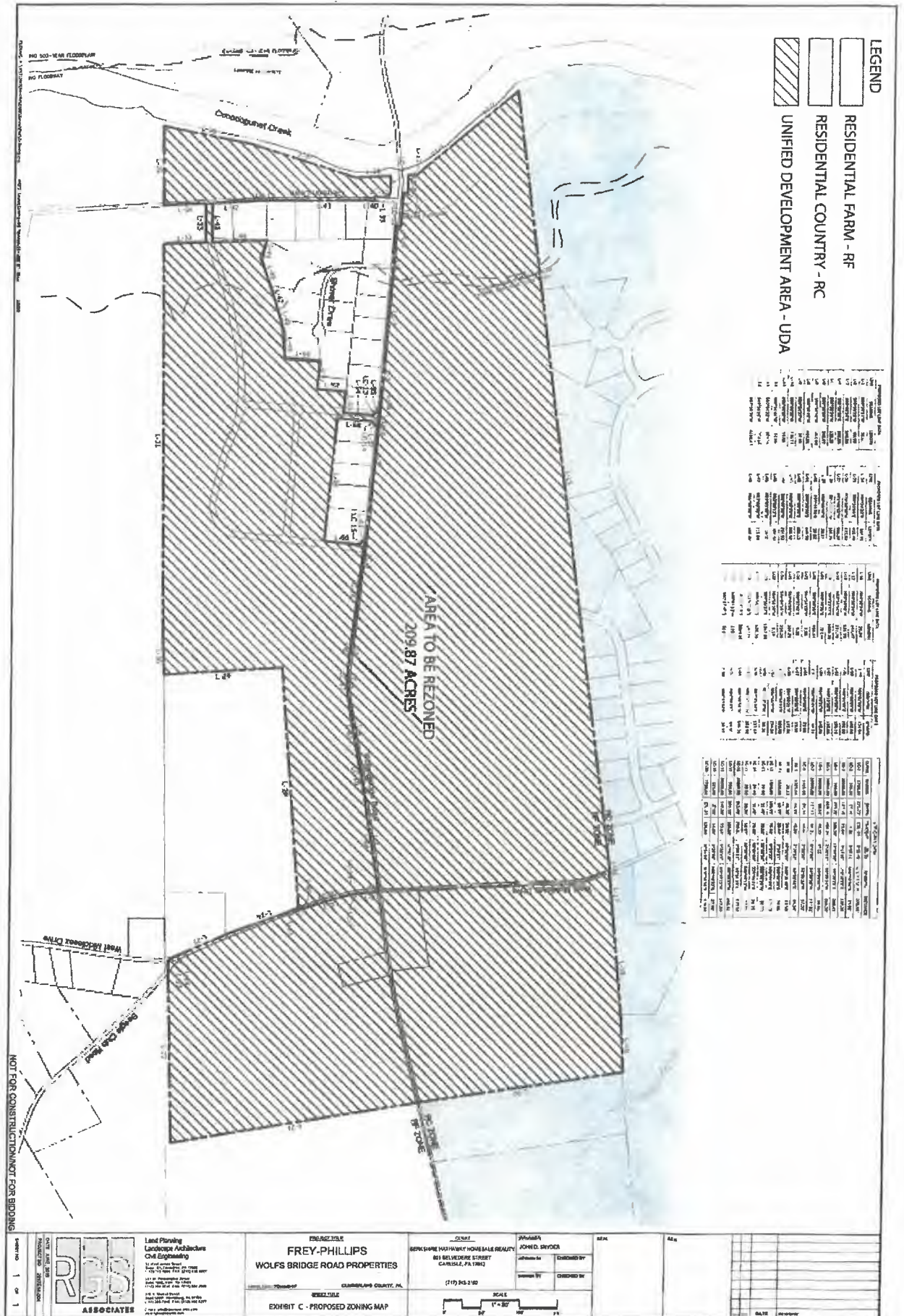


EXHIBIT A