

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 12 -2007

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 ARTICLE II, SECTION 2.03 TO PROVIDE A DEFINITION FOR RECREATIONAL VEHICLE, AMENDING ARTICLE IX, SECTION 9.04 TO PROVIDE RECREATIONAL VEHICLE SALES AND SERVICE AS A USE PERMITTED BY SPECIAL EXCEPTION IN THE VC-VILLAGE CENTER ZONING DISTRICT AND BY AMENDING ARTICLE XIV TO PROVIDE SUPPLEMENTARY REGULATIONS WITH RESPECT TO RECREATIONAL VEHICLES SALES AND SERVICE.

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 "Middlesex Township Zoning Ordinance" enacted June 30, 1989 and subsequently amended, is hereby amended as follows:

A. Article II, Definitions, Section 2.03 is amended to include the following additional definition:

Recreational Vehicle: A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, vehicle or truck campers, camping trailers and self-propelled motor homes. Such definition specifically excludes a truck, with or without temporary living accommodations, or any other motorized vehicle with no temporary living accommodations.

B. Article IX, VC-Village Center Districts, specifically Section 9.04 thereof, is hereby amended by adding thereto the following additional Paragraph to those uses permitted by special exception in the VC-Village Center Zoning District:

Q. Recreational Vehicle sales and service. (See Section 14.55)

C. Article XIV, Supplementary Regulations, is hereby amended to include the following additional Section:

SECTION 14.55 – RECREATIONAL VEHICLE SALES AND SERVICE.

A. Permitted Uses.

1. Recreational Vehicle Sales
2. Recreational Vehicle Accessory Products Sales
3. Recreational Vehicle Service and Repair Garages

B. Supplemental Regulations.

1. The minimum lot area for such recreational vehicle sales and service uses shall be five (5) acres, and the minimum lot width shall be 150 feet.
2. The subject property shall front on and have access to an arterial or collector road, and shall also abut I-81 (S.R. 0081), I-76 (Pennsylvania Turnpike) or U.S. Route 11 (S.R. 0011), all as identified in the most recent version of either the Township Comprehensive Plan or other street classification study published by the Township.
3. Access driveways shall be a minimum of twenty-eight feet (28') and a maximum of forty (40') wide, and shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out across any street right-of-way or portion thereof.
4. All service and/or repair activities shall be conducted within a completely enclosed building.
5. All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads.
6. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted, except within an enclosed trash dumpster screened from adjacent properties and streets.
7. All exterior storage areas as permitted shall be subject to lot coverage requirements and buffered from adjoining residentially-zoned properties.
8. The outdoor storage of unlicensed recreational vehicles and/or recreational vehicle parts is allowed for display and/or sales purposes only.
9. All recreational vehicles shall be serviced and/or repaired and removed from the premises promptly; the outdoor storage of unlicensed recreational vehicles being serviced or repaired (whether capable of movement or not) for more than one (1) month is prohibited.

10. Any ventilation equipment outlets associated with recreational vehicle service and/or repair work area(s) shall not be directed toward any adjoining residentially-zoned property.
11. The demolition or junking of recreational vehicles is prohibited. Demolished recreational vehicles or parts thereof shall be removed from the site within two (2) weeks of arrival.
12. The applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with State and Federal regulations.
13. No washing of recreational vehicles shall be allowed on the subject property, except as required for pre-delivery preparation, service and/or repair.

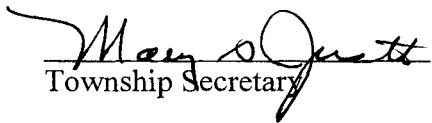
SECTION 2: Except only as amended, modified and changed herein, the Middlesex Township Zoning Ordinance as originally enacted and as previously amended shall remain in all other respects in full force and effect.

SECTION 3: 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 or the Middlesex Township 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 Ordinance.

SECTION 4: This Ordinance shall become effective in accordance with applicable law.

ORDAINED AND ENACTED this 5th day of December, 2007.

ATTEST:


Township Secretary

(Township Seal)

TOWNSHIP OF MIDDLESEX

By: 
Chairman, Board of Township
Supervisors