

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2 – 2019

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 ALL PROVISIONS OF SECTION 6.05.A. OF ARTICLE VI, RF-RESIDENTIAL FARM DISTRICTS

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

SECTION 1: Section 6.05.A., Lot Area, Building Height And Yard Requirements, of Article VI, RF-Residential Farm Districts, of the Middlesex Township Zoning Ordinance is hereby amended in its entirety as follows:

SECTION 6.05 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT REQUIREMENTS.
	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR	MAX. (FT.)
<u>ON-LOT WATER & SEWER</u>								
Single Family Detached Dwelling	60,000*	200'	20	40'	20'	40'	45'	35
All Other Uses**	5 acres*	400'	20	40'	20'	40'	45'	35
<u>PUBLIC WATER OR SEWER</u>								
Single Family Detached Dwelling	40,000*	125'	25	35'	15'	30'	35'	35
All Other Uses**	5 acres*	300'	25	50'	30'	70'	50'	35
<u>PUBLIC WATER & SEWER</u>								
Single Family Detached Dwelling	30,000	100'	25	35'	15'	30'	35'	35
All Other Uses**	5 acres	300'	25	50'	30'	70'	50'	35

* Lot size subject to PaDEP approval for on-lot sewage disposal systems

** 5 acre minimum lot size unless otherwise specified elsewhere herein

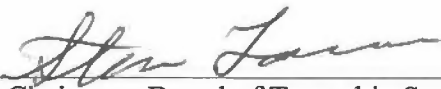
SECTION 2: Except only as amended, modified or changed herein, the Middlesex Township Zoning Ordinance as originally enacted and previously amended shall remain in all other respects in full force and effect.

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 affect 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.

ENACTED AND ORDAINED this 25th day of January, 2019.

TOWNSHIP OF MIDDLESEX

By: 
Vice-Chairman, Board of Township Supervisors

ATTEST:


Township Secretary

(Township Seal)