

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2 - 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," AS AMENDED, AMENDING ARTICLE II TO PROVIDE A DEFINITION, AMENDING ARTICLE III TO ADD INSTITUTIONAL DISTRICT, AMENDING THE ZONING ORDINANCE BY ADDING A NEW ARTICLE XXXIII, AND AMENDING THE ZONING MAP BY REZONING CERTAIN TRACTS OF LAND TO INSTITUTIONAL.

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: Article II, Section 2.03 of the Middlesex Township Zoning Ordinance is hereby amended to include the following term and definition as follows:

Long-Term Care Facility: A facility that provides rehabilitative, restorative, and/or ongoing skilled nursing care to patients and residents in need of assistance with activities of daily living. Long-term care facilities include nursing homes, rehabilitation facilities, in-patient behavioral health facilities, and long-term chronic care hospitals.

SECTION 2: Article III, Section 3.01 of the Middlesex Township Zoning Ordinance is hereby amended to include the following zoning district:

I. INS – Institutional Districts

SECTION 3: Article XXIII of the Middlesex Township Zoning Ordinance is hereby amended to provide in its entirety as follows:

Article XXIII
INS – Institutional Districts

Section 23.01 - PURPOSE. The Institutional District is designed to provide for public, semi-public and privately-owned land uses which serve the Township's educational, religious, social, healthcare, recreational, and cultural needs. These regulations are designed to provide for institutional land uses in developed areas of the Township served by public infrastructure and convenient transportation access for residents and visitors.

Section 23.02 - PERMITTED USES. Within the Institutional District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

- A. Public and semi-public buildings and governmental institutions.
- B. Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- C. Public park and recreation areas, forest reserves, camps, game refuges and similar non-intensive public uses.
- D. Private schools, Colleges, Universities, Post-Graduate Schools, Commercial Schools and Vocational Trade Schools, each including accessory dormitory facilities. (See Section 14.29)
- E. Public schools, excluding accessory dormitory facilities. (See Section 14.29)
- F. Municipal and public utility and communication buildings and structures where operation requirements necessitate locating within the district.
- G. Churches and places of worship, including accessory buildings and uses such as church school and dormitory facilities. (See Sections 14.27 and 14.28)
- H. Essential municipal and public utility services and installations.
- I. Long-Term Care Facilities.

J. Philanthropic and religious institutions, hospitals, nursing homes and sanitariums for medical care. (See Section 14.30).

K. Crop and tree farming, pasturing, truck gardening, horticulture, greenhouses, nurseries, aviaries, hatcheries, apiaries and similar enterprises.

L. Raising and keeping of poultry, rabbits, goats, and similar animals.

M. General and specialized farms, including the raising, keeping and breeding of livestock for gain (including cattle, hogs, horses, ponies, cows, sheep and similar livestock) upon a parcel of land having an area not less than five (5) acres, subject to the following regulations:

1. No building in which farm animals are kept shall be closer than one hundred (100) feet to any adjoining lot line.

2. No storage of manure or of odor or dust-producing substances or materials shall be permitted within one hundred (100) feet of any adjoining lot line.

Section 23.03 - ACCESSORY USES. The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.

B. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage, shall be carried on in completely enclosed buildings.

C. Signs, as provided in Article XIV of this Ordinance.

Section 23.04 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception after a recommendation of the Planning Commission and upon a hearing and approval by the Zoning Hearing Board. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in this Ordinance.

A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of the Institutional Districts.

Section 23.05 - 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 principal building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT RQMNTS.
	MIN. LOT AREA (ST. FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE	FRONT	ONE SIDE	TOTAL SIDES	REAR	MAX.
ON-LOT WATER & SEWER								
All Permitted Uses**	60,000*	200'	25%	40'	20'	40'	45'	35'
PUBLIC WATER OR SEWER								
All Permitted Uses**	50,000*	175'	30%	35'	20'	40'	35'	50'
PUBLIC WATER & SEWER								
All Permitted Uses**	40,000	150'	35%	35'	20'	40'	35'	75 50'

B. Impervious Area: The maximum impervious area permitted on any lot with on-lot water & sewer is fifty percent (50%) of the total lot area; and the maximum impervious area permitted on any lot with public water or sewer or with public water and sewer is sixty percent (60%) of the total lot area.

C. Corner Lots. On the street side yards of corner lots, a side yard dimension of not less than the front yard requirement is required.

Section 23.06 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance. The following shall be added to the chart in Section 23.06:

USE

MINIMUM REQUIRED SPACES

Public and Semi-Public

Long term care facility

One (1) space per five (5) beds plus one (1) space per employee on the largest shift

SECTION 4: Article III, Section 3.02, of the Middlesex Township Zoning Ordinance, is hereby revised by changing the Zoning Map to reduce the RF District and place within the INS District those lands as indicated below by Tax Parcels, including all of the land or portions of land as shown on Exhibit A and on the exhibit attached hereto and made a part hereof as “**Exhibit A**”:

21-08-0575-001 EX	21-08-0575-115	21-08-0575-118
29-08-0575-035 EX	21-08-0575-124	21-08-0575-118 EX

SECTION 5: Except only as amended, modified and changed by the present Ordinance, the Middlesex Township Zoning Ordinance, as codified, shall remain in all other respects in full force and effect.

SECTION 6: The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or otherwise invalid, that decision shall not affect the validity of any of the remaining provisions of this Ordinance or the Middlesex Township Zoning Ordinance.

SECTION 7: This Ordinance shall become effective in accordance with applicable law.

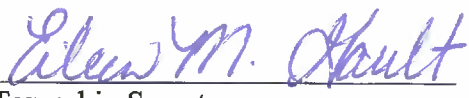
DULY ENACTED AND ORDAINED this 7th day of July, 2021,
by the Board of Township Supervisors of the Township of Middlesex

MIDDLESEX TOWNSHIP BOARD OF
SUPERVISORS



(Vice) Chairman

ATTEST:



Township Secretary

