

**TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2-2022

**AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING
ORDINANCE NO. 8-2017 ENACTED DECEMBER 29, 2017
KNOWN AS THE “MIDDLESEX TOWNSHIP SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE”, AS
SUBSEQUENTLY AMENDED, BY DEFINING
“NEIGHBORHOOD DESIGN DEVELOPMENT” ADDING
CERTAIN DESIGN, IMPROVEMENT AND
CONSTRUCTION SPECIFICATIONS FOR
NEIGHBORHOOD DESIGN DEVELOPMENTS.**

WHEREAS, the Board of Township Supervisors in and for the Township of Middlesex , Cumberland County, Pennsylvania (“Board of Supervisors”), under the powers vested in it by the “Second Class Township Code” of Pennsylvania, as enacted and amended, and the authority and procedures of the “Pennsylvania Municipalities Planning Code”, as enacted and amended, (“MPC”) as well as other laws of the Commonwealth of Pennsylvania, has enacted Ordinance No. 8-2017 enacted December 29, 2017 known as the “Middlesex Township Subdivision and Land Development Ordinance”, as subsequently amended (“SLDO”); and

WHEREAS, the Board of Supervisors adopted Ordinance No. 1 - 2022 April 6, 2022 that amends Ordinance No. 3-89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended (“Zoning Ordinance”), to define and permit “Neighborhood Design Development” as an innovative form of mixed use development by right in the Village Center Districts, subject to specific standards; and

WHEREAS, pursuant to Section 14.63 of the Zoning Ordinance, the purposes of “Neighborhood Design Development” include encouraging: (i) innovation and promotion of flexibility, economy, and ingenuity in development generally consistent with the applicable provisions of the MPC and various planning initiatives of the Township and Cumberland County; (ii) compatible mixed use growth and development at appropriate sizes, densities and intensities in appropriate locations; (iii) an efficient use of land, resulting in vertical and horizontal mixture of uses, smaller networks of utilities and streets and lower housing or infrastructure construction and maintenance costs; (iv) a balance between neighborhood form and function; (v) safe and convenient pedestrian, bicycle and vehicle circulation; (vi) persons to work, shop, gather and recreate in and around the neighborhood within which they live; and (vii) the creation of a sense of place and a community spirit that promotes social interaction; and

WHEREAS, Section 603(c)(5) of the MPC permits zoning ordinances to include provisions for encouraging innovation and promoting flexibility, economy and ingenuity in

development as, including subdivisions and land developments as defined in the MPC, Section 503(5) of the MPC similarly permits subdivision and land development ordinances to include provisions for encouraging and promoting flexibility, economy and ingenuity in the layout and design of subdivisions and land developments, including provisions authorizing alterations in site requirements and for encouraging other practices which are in accordance with modern and evolving principles of site planning and development; and

WHEREAS, Section 503(2)(ii) of the MPC permits subdivision and land development ordinances to include provisions for insuring streets in and bordering subdivisions or land developments are coordinated, and be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection; and

WHEREAS, the SLDO includes: (i) general design, improvement and construction specifications that generally apply to most subdivisions or land developments anywhere in the Township; as well as (ii) specific design, improvement and construction specifications that only apply to certain subdivisions or land developments in certain areas of the Township; and

WHEREAS, the SLDO has been amended from time-to-time to, among other things: (i) accommodate changing patterns of site and transportation planning, development and construction and provide for new, or innovative principles and practices; and (ii) provide consistency and compatibility with the Zoning Ordinance; and

WHEREAS, the SLDO does not: (i) define “Neighborhood Design Development”; or (ii) provide design, improvement and construction specifications for certain types of streets, alleys, curbs and other improvements that are essential for the form and function of “Neighborhood Design Developments”; and

WHEREAS, the Board of Supervisors believes that is in the best interest of the Township as a whole to ensure consistency and compatibility between the Zoning Ordinance and SLDO, by amending the SLDO, so as to: (i) define “Neighborhood Design Development”; and (ii) provide certain design, improvement and construction specifications for “Neighborhood Design Developments”; and

WHEREAS, the Board of Supervisors, desires to amend the SLDO via the following amendment to reflect the findings, purposes and initiatives described above.

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: Ordinance No. 8-2017 enacted December 29, 2017 known as the “Middlesex Township Subdivision and Land Development Ordinance”, as subsequently amended, is hereby amended as follows:

- A. Article II (Entitled “Definition of Terms”), specifically Section 202 (Entitled “Terms Defined”) is hereby amended by adding and including and incorporating the following term and definition, in alphabetical order, as follows:

Neighborhood Design Development: An optional type of mixed use development including a compatible mixture of residential, business and other nonresidential uses, including lots and buildings that provide for a mix of uses on the same lot or within the same building on both the horizontal and vertical planes. Residences, shops, offices, workplaces, public gathering spaces and parks are generally interwoven within the development so that all are within relatively close proximity to each other. The development is relatively compact and oriented toward pedestrian activity. Generally, the development has a center and an edge. Generally, the streets are laid out with an interconnected network of streets, alleys and walkways and blocks that provide multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles. The development is subject to flexible standards that help to balance form and function.

- B. Article XIV (Entitled “Improvement and Construction Requirements”) is hereby amended by adding and including and incorporating the following standards for Neighborhood Design Developments, as new Section 1410, as follows:

Section 1410. Neighborhood Design Development

In addition to the other design, improvement and construction specifications of This Ordinance, the design, improvement and construction specifications set forth in Appendix E shall be permitted in Neighborhood Design Developments.

- C. The Appendices (Entitled “Appendices”) are hereby amended by adding and including and incorporating exhibits for Neighborhood Design Developments, as a new Appendix E, included in Exhibit ‘A’ which is attached to and made a part of this Ordinance.

SECTION 2: Except only as amended, modified and changed herein, Ordinance No. 8-2017 enacted December 29, 2017 known as the “Middlesex Township Subdivision and Land Development Ordinance”, as subsequently amended, shall remain in all other respects in full force and effect.

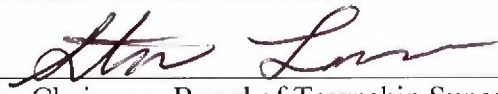
SECTION 3: If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or Ordinance No. 8-2017 enacted December 29, 2017 known as the “Middlesex Township Subdivision and Land Development Ordinance”, as subsequently amended, as a whole, or any other section, sub-section, provision, regulation, Ordinance No. 8-2017 enacted December 29, 2017 known as the “Middlesex Township Subdivision and Land Development Ordinance”, as subsequently amended.

SECTION 4: In the event any provision added by this Ordinance to Ordinance No. 8-2017 enacted December 29, 2017 known as the "Middlesex Township Subdivision and Land Development Ordinance", as subsequently amended, has been numbered, lettered or otherwise designated out of sequence, the same shall be corrected and/or correctly numbered, lettered or designated upon discovery of same.

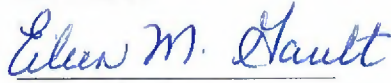
SECTION 5: This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 24th day of June, 2022.

TOWNSHIP OF MIDDLESEX

By: 
Vice-Chairman, Board of Township Supervisors

ATTEST:


Township Secretary

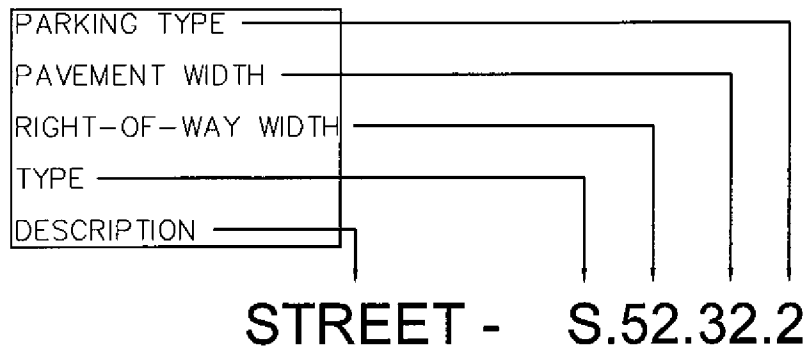
(Township Seal)

EXHIBIT 'A'

APPENDIX E

**NEIGHBORHOOD DESIGN DEVELOPMENT
DESIGN, IMPROVEMENT AND CONSTRUCTION SPECIFICATIONS**

STREET SECTION LEGEND



DESCRIPTION —	STREET OR ALLEY
TYPE —	S. STREET OR A. ALLEY
PAVEMENT WIDTH —	FACE OF CURB TO FACE OF CURB
PARKING TYPE —	.0 NO PARKING .1 PARKING ON ONE SIDE .2 PARKING ON BOTH SIDES

DESCRIPTION:

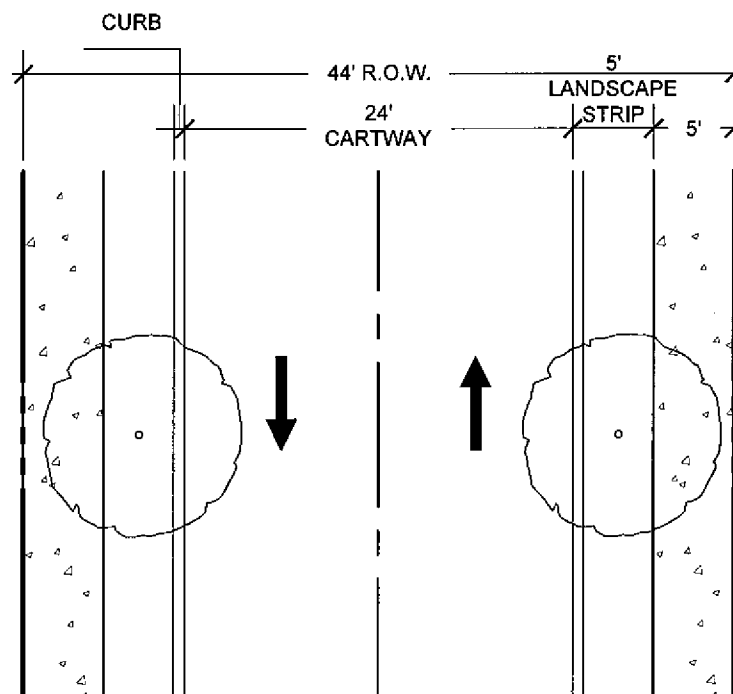
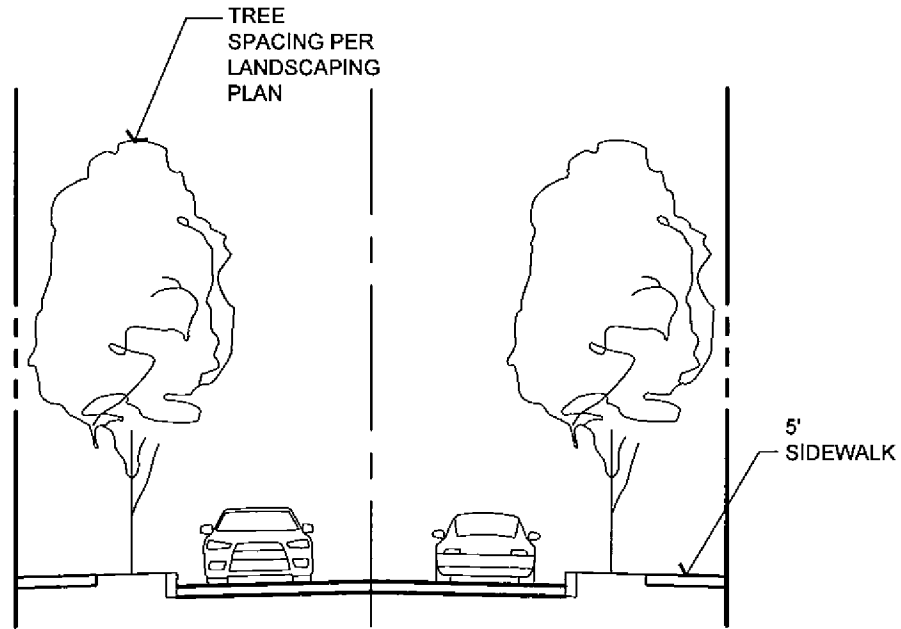
STREET SECTION LEGEND

Project Manager:
DAVID B. KEGERIZE PE
Drafting:
W ALLEN
Scale:
NOT TO SCALE

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DATE

REVISIONS



STREET - S.44.24.0

DESCRIPTION:

STREET-S.44.24.0

Project Manager:

DAVID B. KEEGER PE

Drafting:

W ALLEN

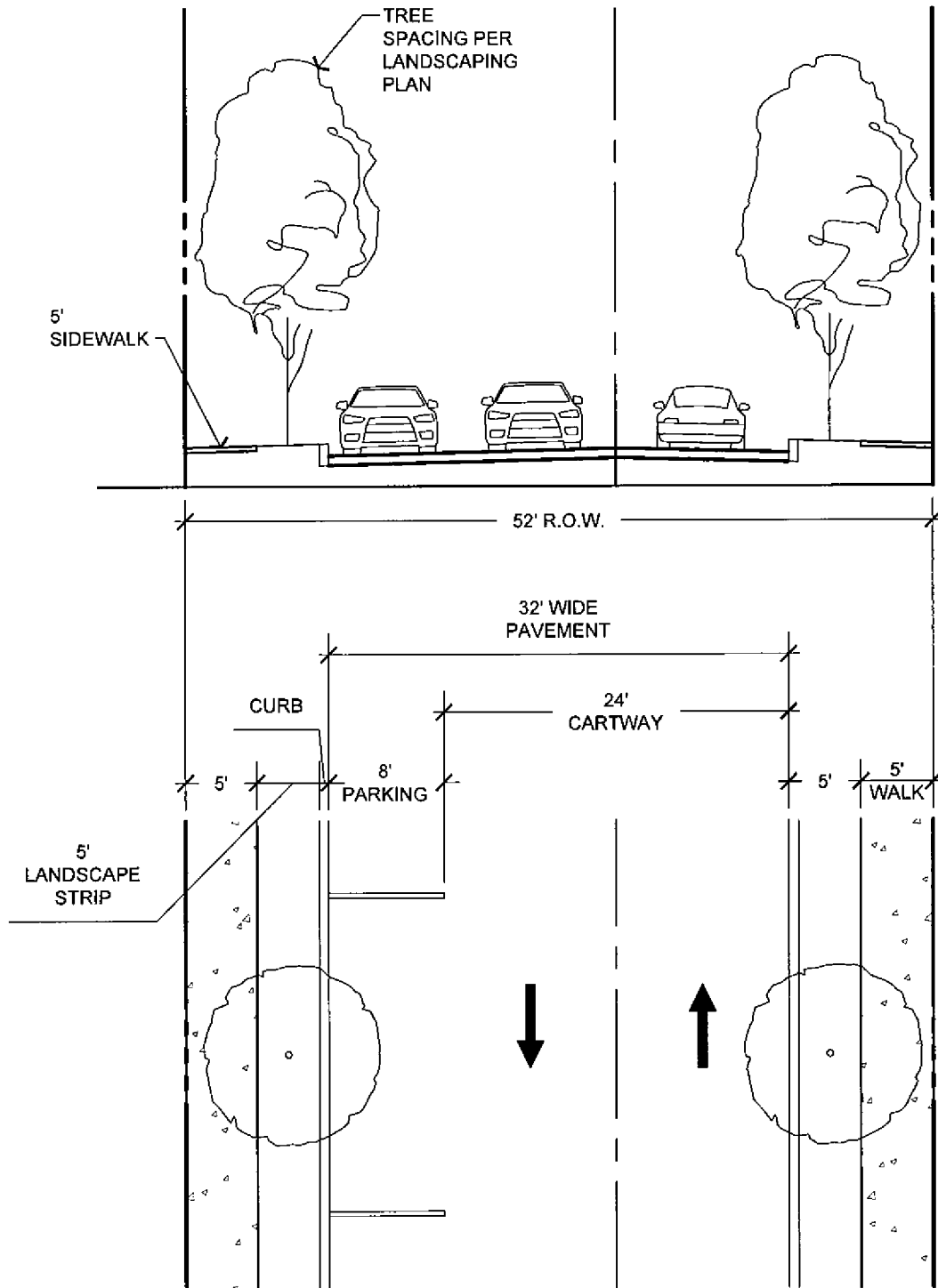
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STREET - S.52.32.1

DESCRIPTION:

STREET-S.52.32.1

Project Manager:

DAVID B. KEGERIZE PE

Drafting:

W ALLEN

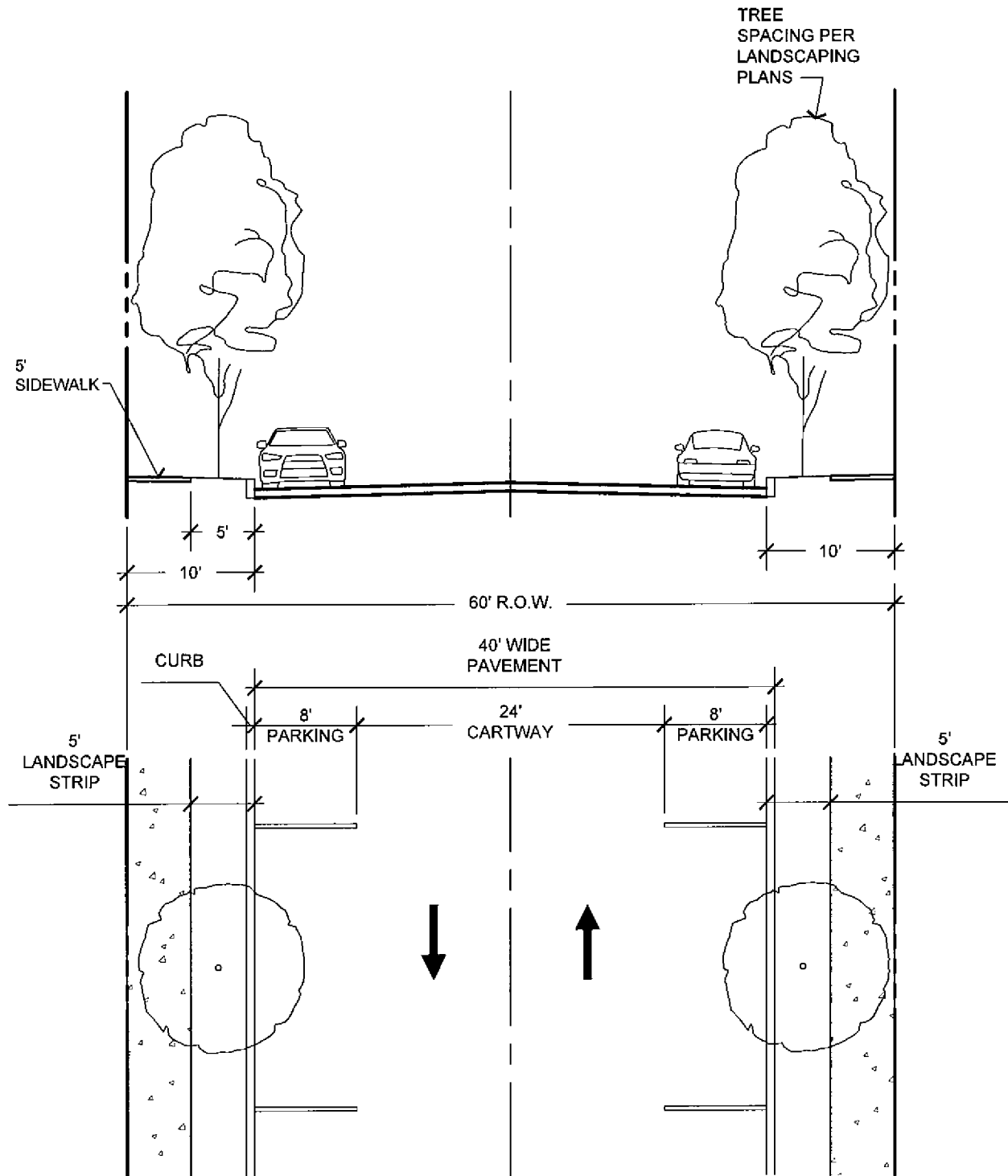
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STREET - S.60.40.2

DESCRIPTION:

STREET-S.60.40.2

Project Manager:

DAVID B. REGERIZE PE

Drafting:

W ALLEN

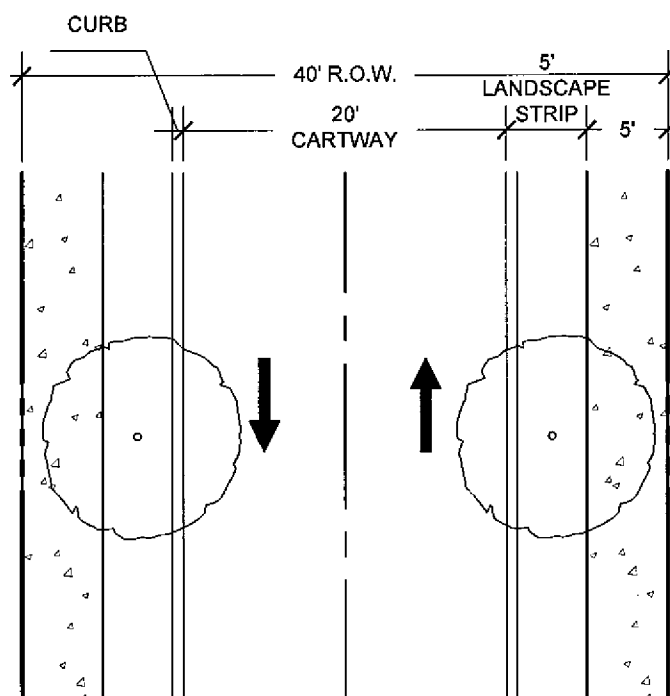
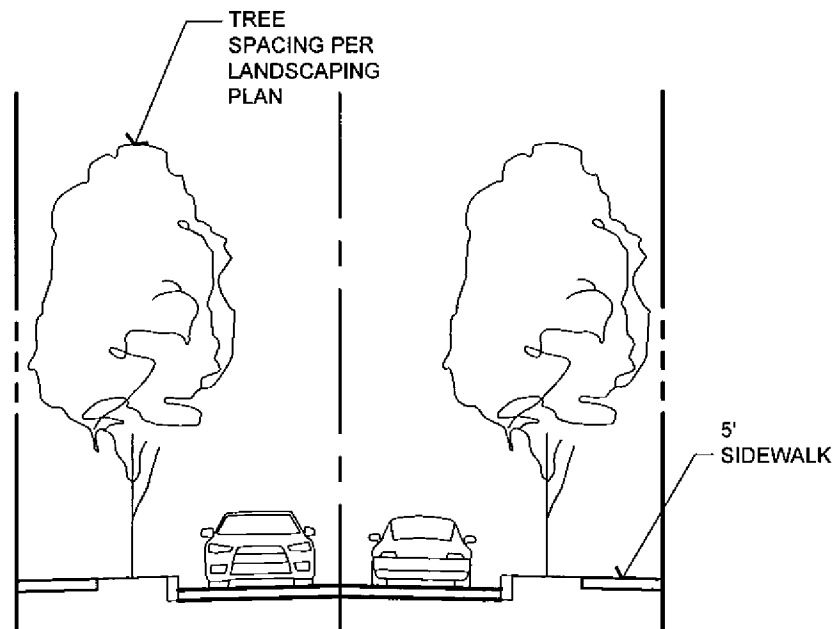
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STREET - S.40.20.0

DESCRIPTION:

STREET-S.40.20.0

Project Manager:

DAVID B. KECERIZE PE

Drafting:

W ALLEN

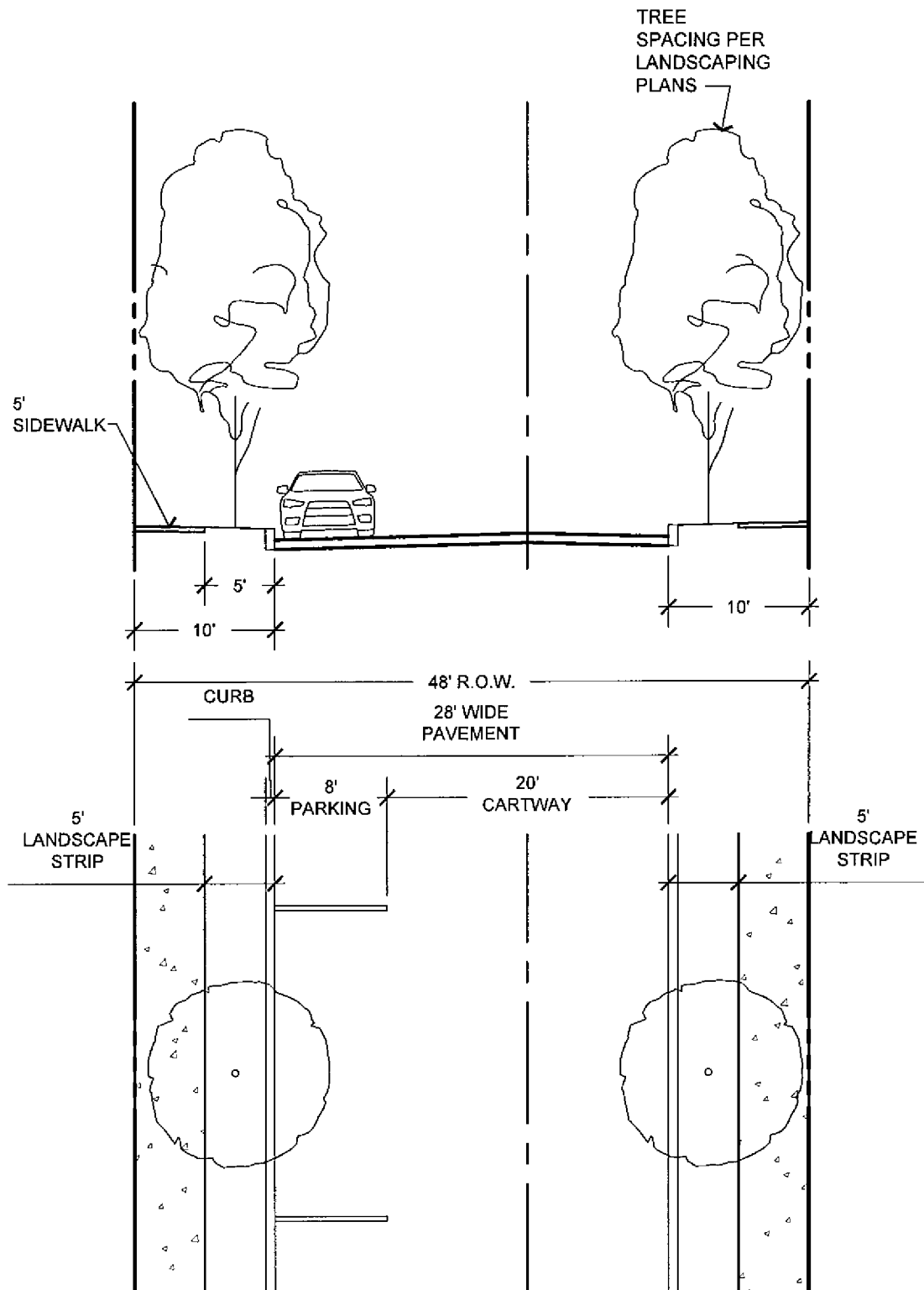
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STREET - S.48.28.1

DESCRIPTION:

STREET-S.48.28.1

Project Manager:

DAVID B. KEEGER PE

Drafting:

W ALLEN

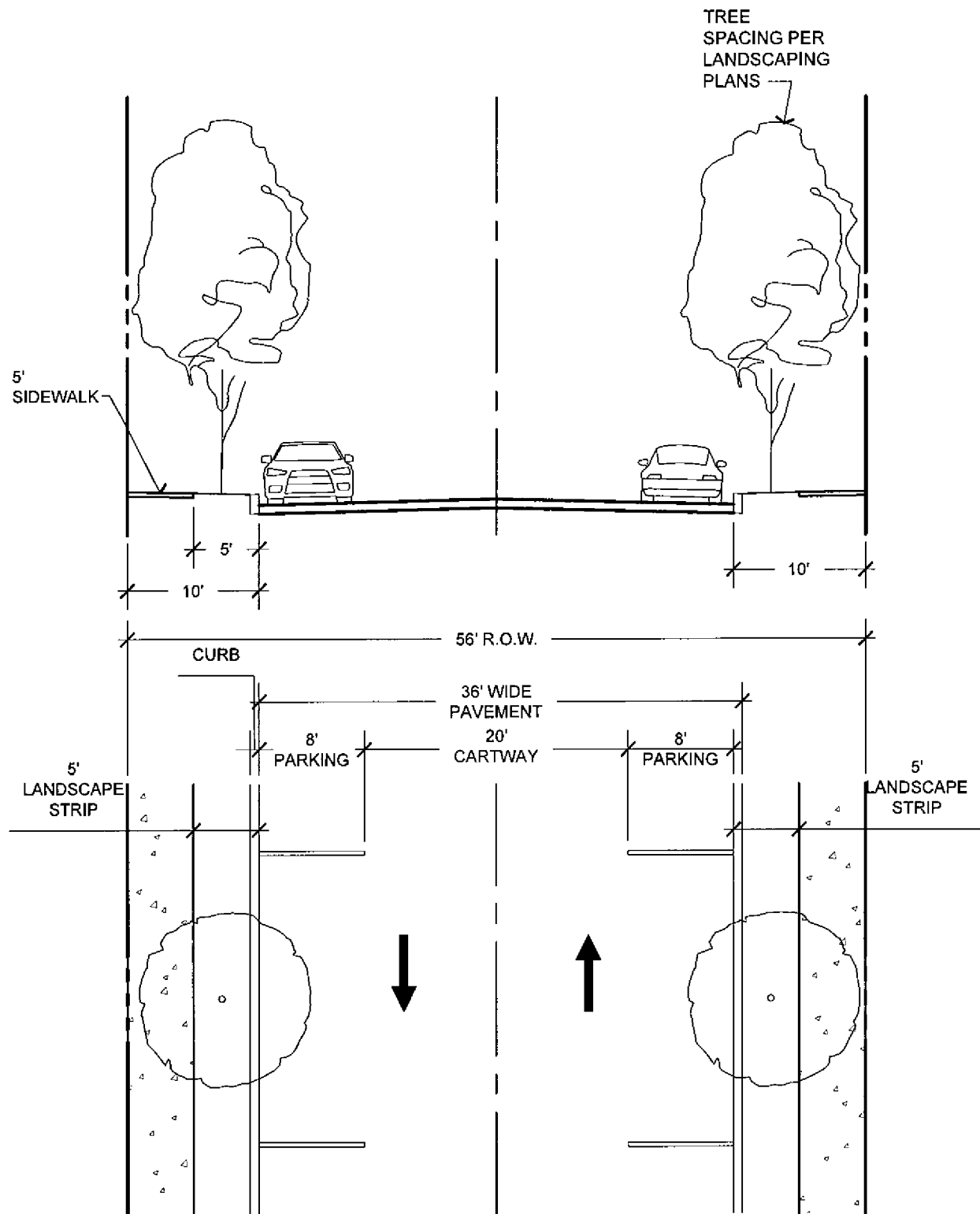
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STREET - S.56.36.2

DESCRIPTION:

STREET-S.56.36.2

Project Manager:

DAVID B. KEEGER PE

Drafting:

W ALLEN

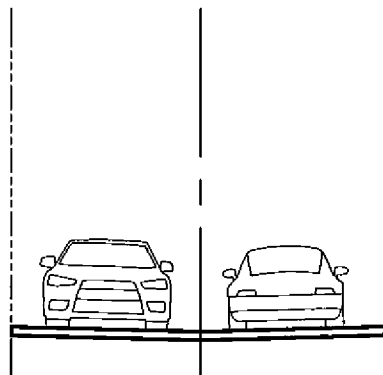
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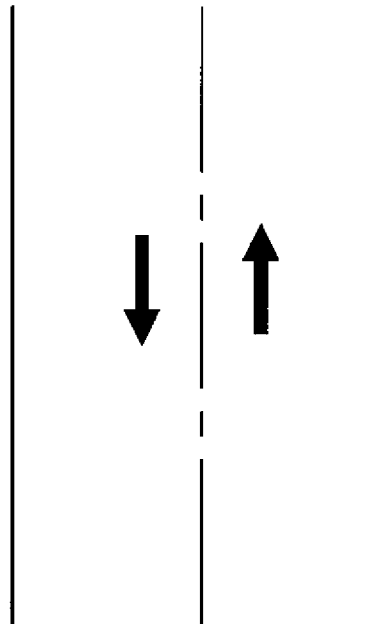
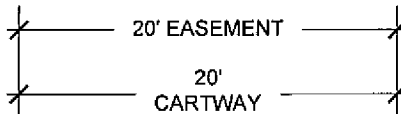
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(REVERSE CROWN)



A.20.20.0

DESCRIPTION:

ALLEY-A.20.20.0

Project Manager:

DAVID B. KEEGER PE

Drafting:

W ALLEN

Scale:

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