

**TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2 - 2024

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 SUBSEQUENTLY AMENDED, BY: REZONING FROM THE RF - RESIDENTIAL FARM DISTRICT TO THE VC - VILLAGE CENTER DISTRICT ("VC District"), THE PARCELS IDENTIFIED AS CUMBERLAND COUNTY TAX PARCEL IDENTIFICATION NOS. (AND ADDRESSES): (I) 21-07-0467-025A (151 Wolfs Bridge Road); and (II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (COLLECTIVELY 106 WOLFS BRIDGE ROAD) ON THE MIDDLESEX TOWNSHIP ZONING MAP.

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. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended ("Zoning Ordinance"), which includes the Middlesex Township Zoning Map ("Zoning Map"), to implement comprehensive plans (i.e., municipal, county) and accomplish any of the purposes of the MPC;

WHEREAS, by adopting the Middlesex Township Comprehensive Plan on February 5, 2003 ("Township Plan"), the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania ("Board of Supervisors") has acknowledged that growth and change will occur and are vital to the well-being of Middlesex Township, and is committed to achieving a number of objectives regarding the development of land within its boundaries, so that growth is managed, development is consistent and orderly, and growth is beneficial; and

WHEREAS, the Zoning Ordinance is intended to: (i) accommodate reasonable community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses; (ii) provide for the availability of all housing types encompassing all basic forms of housing (iii) encourage the most appropriate use of land throughout the Township; and (iv) promote the general welfare; and

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WHEREAS, the purpose of the VC Districts includes: (i) encouraging the development of new properties; (ii) allowing flexibility in planning and induce creative and economic methods of residential development; and

WHEREAS, pursuant to MPC Section 604, zoning ordinances are, inter alia, to: (i) accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types; and (ii) provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements; and

WHEREAS, the Zoning Ordinance and Zoning Map have been amended from time-to-time to, among other things, accommodate changing patterns of development and provide for new, or innovative forms of development and land use; and

WHEREAS, the Subject Parcels are depicted within the RF-Residential Farm District on the Zoning Map, and to encourage innovative development on the Subject Parcels, changing the Zoning Map to have the Subject Parcels depicted within the VC Village Center is appropriate; and

WHEREAS, the Board of Supervisors, desires to amend the Zoning Map via the following amendment that is generally consistent with and implements the foregoing.

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. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended, is hereby amended as follows:

Article III (Entitled "Establishment of Zoning Districts and Map"), specifically Section 3.02 (Entitled "Zoning Map") and the "Middlesex Township Zoning Map" are hereby amended by rezoning from the RF – Residential Farm Districts to the VC – Village Center Districts the following parcels identified as Cumberland County Tax Parcel Identification Nos. (and addresses):

(I) 21-07-0467-025A (151 Wolf's Bridge Road); and

(II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-7-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (collectively 106 Wolf's Bridge Road).

The parcels being rezoned are depicted as an outlined area, on Exhibit "A" which is attached to and made a part of this Ordinance.

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SECTION 2: The Zoning Officer of the Township of Middlesex Township, or assigned designee, is directed to revise the "Middlesex Township Zoning Map" to delineate the rezoned area and boundary line changes as adopted hereby.

SECTION 3: Except only as amended, modified and changed herein, Ordinance No. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended, shall remain in all other respects in full force and effect.

SECTION 4: 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. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended, as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or Ordinance No. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended.

SECTION 5: In the event any provision added by this Ordinance to Ordinance No. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning 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 6: This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 22nd day of November, 2024.

TOWNSHIP OF MIDDLESEX

By: _____

Chairman, Board of Township Supervisors

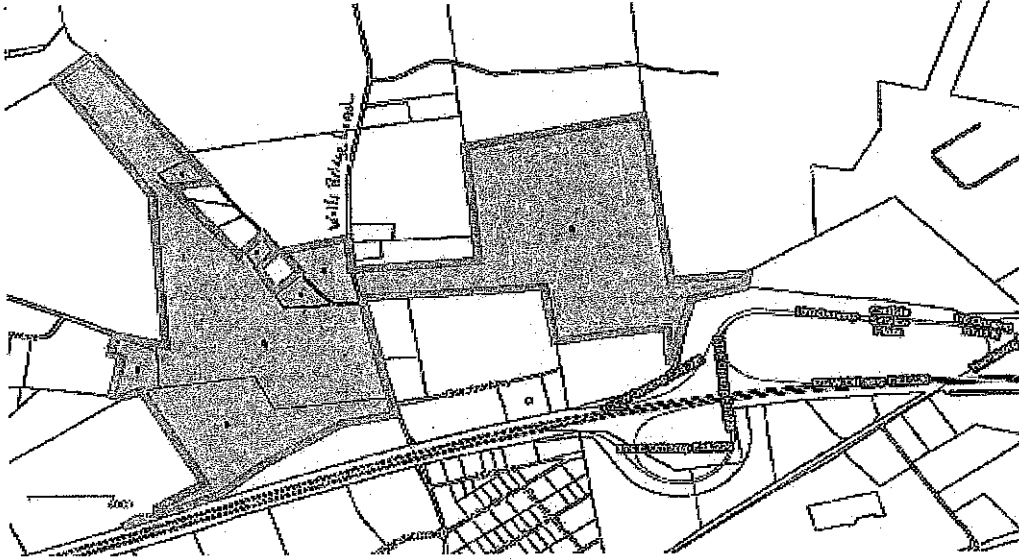
ATTEST:

Elen M. Hault

Township Secretary

(Township Seal)

EXHIBIT 'A'



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