

ORDINANCE NO. 3 - 89

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THEIR CONSTRUCTION, ALTERATION, EXTENSION, REPAIR, MAINTENANCE AND ALL FACILITIES AND SERVICES IN OR ABOUT SUCH BUILDINGS AND STRUCTURES; PERCENTAGE OF LOT THAT MAY BE OCCUPIED; THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES; THE DENSITY OF POPULATION AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES; AND FOR THESE PURPOSES ESTABLISHING DISTRICTS AND BOUNDARIES AND DESIGNATING AND REGULATING AGRICULTURAL, RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER USES WITHIN SUCH DISTRICTS AND BOUNDARIES; PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE AND PROVIDING REMEDIES AND PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED by the BOARD OF SUPERVISORS of the TOWNSHIP OF MIDDLESEX, in the County of Cumberland and the Commonwealth of Pennsylvania, as follows:

ARTICLE I

SHORT TITLE AND PURPOSE

SECTION 1.01 - SHORT TITLE. This Ordinance shall be known as the "MIDDLESEX TOWNSHIP ZONING ORDINANCE".

SECTION 1.02 - PURPOSES. The fundamental purposes of this Ordinance are: to promote the safety, health, morals and general welfare; to encourage the most appropriate use of land throughout the Township; to conserve and stabilize the value of property; to prevent over-crowding of land; to avoid undue congestion of population; to lessen congestion in the streets; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other requirements to promote emergency management preparedness and operation; to promote and provide for the protection of and/or preservation of agricultural activities, wetlands, flood plains, aquifers, scenic and historic resources; to provide for a safe and adequate water supply; to provide for the availability of all housing types encompassing all basic forms of

housing; and to accomodate reasonable community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.

SECTION 1.03 - COMMUNITY DEVELOPMENT OBJECTIVES. This Zoning Ordinance is to render a legal basis and framework to the development goals established by the Middlesex Township Board of Supervisors in the Middlesex Township Comprehensive Plan. The overall objective of guiding the future development of the Township is the creation of physical, economic and social environments which will continue to provide its residents with increasingly better places in which to live, work and play. Above all, protection of the public health, safety and general welfare is the basic objective of this Zoning Ordinance. This overall objective shall be deemed to include the following related and specific community development objectives, among others, as may be stated in the Middlesex Township Comprehensive Plan:

- A. Accommodation of the projected population.
- B. Encouragement of a diversified economy capable of providing employment for the projected population.
- C. Allocation of projected land uses throughout the community in order to promote a balanced framework of development.
- D. Development of efficient and convenient transportation facilities.
- E. Provision of adequate and efficient public facilities and utilities.
- F. Protection of social, cultural and aesthetic values.