

MIDDLESEX TOWNSHIP

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Manager: Eileen M. Gault Zoning Officer: Mark D. Carpenter

MEMORANDUM

To: Whom it may concern.
From: Mark D. Carpenter, Middlesex Township Zoning Officer
Date: October 1, 2020
Subject: Summary of Amendments to Ordinance No. 3-89, known as the "Middlesex Township Zoning Ordinance", enacted June 30, 1989.

There have been several amendments to Ordinance No. 3-89, the "Middlesex Township Zoning Ordinance" (hereafter "Zoning Ordinance"), originally labeled on cover, "with amendments through May 1, 1991" and originally enacted on June 30, 1989. As of this date, the following amendments have been subsequently made to Ordinance No. 3-89. This list was compiled for information purposes to summarize the content of the Ordinances. For details, refer to the text of the Ordinances.

1. Ordinance No. 91-3, enacted June 5, 1991.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III, Section 3.02 by deleting a portion of the existing IG-Industrial General District and by increasing the CH-Commercial Highway District.
2. Ordinance No. 6-93, enacted August 4, 1993.
Amending the following parts of the Zoning Ordinance: Article VI Section 6.02 RF-Residential Farm Districts to permit Planned Residential Developments; deleting the original Article XVI Planned Residential Developments; and adding new Article XVI Planned Residential Developments. **(Note: Ordinance No. 3-00 later voided all provisions of Ordinance No. 6-93.)**
3. Ordinance No. 6-94, enacted September 7, 1994.
Amending the Zoning Ordinance by adding new Section 4.02 to Article IV providing for exceptions of application of requirements relative to Township uses.
4. Ordinance No. 7-94, enacted August 3, 1994.
Amending the Zoning Ordinance by adding new Article XXII RT-Residential Towne District; amending Section 3.01 of the Zoning Ordinance to include the RT-Residential Towne District in the list of Districts; and revising the Zoning Map as provided under Article III, Section 3.02 by reducing the RF-Residential Farm District and replacing said reduced area by the new RT-Residential Towne District. **(Note: Ordinance No. 1-2003 later voided the provisions of Ordinance No. 7-94 by amending all provisions of Article XXII.)**

5. Ordinance No. 3-96, enacted April 26, 1996.
Amending Article XXII of the Zoning Ordinance to permit lawful on-site potable water and sanitary sewage disposal facilities on lots in the RT-Residential Towne District containing an area of not less than sixty thousand square feet, and to modify lot width, yard dimensions, structure height, structure coverage and impervious area coverage for lots having areas of not less than sixty thousand square feet. (**Note: Ordinance No. 1-2003 later voided the provisions of Ordinance No. 3-96 by amending all provisions of Article XXII.**)
6. Ordinance No. 4-96, enacted July 3, 1996.
Creating civil penalties and procedures for violation of non-criminal ordinances; including violations of the Zoning Ordinance, and repealing portions of inconsistent ordinances.
7. Ordinance No. 12-97, enacted November 6, 1997.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 by reducing a portion of the RS-Residential Suburban District and replacing said reduced area by VC-Village Center District.
8. Ordinance No. 98-2, enacted March 4, 1998.
Amending the following parts of the Zoning Ordinance; Article V Section 5.02.E., Article VI Section 6.02.H., add new Section 12.05.E. to Article XII to allow personal wireless service facilities as a Special Exception Use, add new Section 14.52 to Article XIV providing for regulation of antennas and personal wireless service facilities, their placement, height, support structure, safety and setbacks, fencing, landscaping and other requirements.
9. Ordinance No. 3-98, enacted March 4, 1998.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 by reducing a portion of the RF-Residential Farm District and replacing said reduced area by VC-Village Center District.
10. Ordinance No. 8-98, enacted May 6, 1998.
Amending the following parts of the Zoning Ordinance; Section 2.03 of Article II Definitions to include additional and / or amended definitions, all provisions of Section 10.03.E. and Section 10.03.H. of Article X CH-Commercial Highway Districts, all provisions of Article XI LI - Light Industrial Districts and all provisions of Article XII IG - Industrial General Districts.
11. Ordinance No. 3-00, enacted June 20, 2000.
Amending the Zoning Ordinance by deleting Section 6.02 I of Article VI and by deleting all of Article XVI, Planned Residential Developments.
12. Ordinance No. 4-01, enacted July 11, 2001.
Amending the following parts of the Zoning Ordinance; Article II, Section 2.03 by adding terms and definitions, various Articles and Sections to permit forestry in all Zoning Districts, adding Section 14.53 to Article XIV providing requirements for Forestry and Timber Harvesting and all provisions of Article XIX Section 19.02.G. regarding notice requirements with respect to zoning ordinance amendments and hearings with respect thereto.
13. Ordinance No. 4-02, enacted October 2, 2002.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 by rezoning a portion of the CH - Commercial Highway District to IG - Industrial General District.

14. Ordinance No. 5-2002, enacted October 2, 2002.
Amending the following parts of the Zoning Ordinance providing provisions applicable to the new UDA - Unified Development Area Overlay District: adding new Article XVI UDA - Unified Development Area Overlay District; Article II Section 2.03 by adding terms and definitions; adding new Section 3.11 establishment of Unified Development Area Overlay District to Article III; revising the Zoning Map as provided under Article III Section 3.02; adding Section 18.13 to Article XVIII providing for Conditional Use approvals by the Board of Supervisors and establishing an application fee for Conditional Use applications. **(Note: Ordinance No. 4-2003 later voided part of the provisions of Ordinance No. 5-2002 by amending some provisions of Article III Section 3.11.A. and amending all provisions of Article XVI.)**
15. Ordinance No. 1-2003, enacted February 12, 2003.
Amending the following parts of the Zoning Ordinance; Article II Section 2.03 by adding terms and definitions and by amending all provisions of Article XXII RT - Residential Towne District.
16. Ordinance No. 3-03, enacted August 13, 2003.
Amending the following parts of the Zoning Ordinance; Article II Section 2.03 by adding terms and definitions, Article V OS - Conservation/Open Space Districts add Section 5.03.G. to permit no-impact home-based businesses as accessory uses, Article VI RF-Residential Farm Districts add Section 6.03.G. to permit no-impact home-based businesses as accessory uses, Article VII RC - Residential Country Districts add Section 7.03.G. to permit no-impact home-based businesses as accessory uses, Article VIII RS - Residential Suburban Districts add Section 8.03.F. to permit no-impact home-based businesses as accessory uses, Article IX VC - Village-Center Districts add Section 9.03.G. to permit no-impact home-based businesses as accessory uses, Article XVI UDA - Unified Development Overlay Area District add Section 16.05.A.1. to permit no-impact home-based businesses as accessory uses, Article XXII RT - Residential Towne District revise Table I to permit no-impact home-based businesses as accessory uses, adding Section 14.54 to Article XIV Supplementary Regulations providing permitting procedures and requirements for no impact home-based businesses including providing for dwelling inspection and setting fees for the issuance and renewal of permits for no-impact home-based businesses.
17. Ordinance No. 4-2003, enacted August 13, 2003.
Amending the following parts of the Zoning Ordinance; Article II Section 2.03 by adding terms and definitions, amending some provisions of Article III Section 3.11.A., adding new Section 3.11.C. to Article III and amending all provisions of Article XVI UDA - Unified Development Area Overlay District, thereby providing for a Traditional Neighborhood Development option within the UDA - Unified Development Area Overlay District.
18. Ordinance No. 5-2003, enacted October 1, 2003.
Amending the following parts of the Zoning Ordinance with respect to requirements for non-conforming uses; revise a section reference in Article XV Section 15.01.C and all provisions of Article XV Section 15.01.C.1.c. **(Note: Ordinance No. 5-2003 also amended parts of the Subdivision and Land Development Ordinance.)**
19. Ordinance No. 5-2005, enacted October 5, 2005.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 by rezoning a portion of the CH - Commercial Highway Zoning District to VC - Village Center Zoning District and by rezoning a portion of the VC - Village Center Zoning District to CH - Commercial Highway Zoning District.

20. Ordinance No. 1-2006, enacted March 31, 2006.
Amending the Zoning Ordinance by designating colleges, universities and post-graduate educational facilities as permitted uses in the CH - Commercial Highway Zoning District.
21. Ordinance No. 2-2006, enacted April 5, 2006.
Amending the following parts of the Zoning Ordinance pertaining to the use, erection and permitting of signs; Articles II Section 2.03 by amending definitions and adding new definitions, by amending all provisions of Article X Section 10.05.E, by adding new Section 11.05.C. to Article XI, by adding new Section 12.05.E. to Article XII, by amending all provisions of Section 14.16 Sign Regulations of Article XIV, by deleting Sections 14.39.D.5., 14.40.E.3, 14.41.A.3 and 14.44.A.2 and renumbering remaining subparagraphs in those Sections of Article XIV, by deleting Section 14.42.H. of Article XIV and by amending all provisions of Section 16.07.B.7. of Article XVI.
22. Ordinance No. 3-2007, enacted March 7, 2007.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 and by rezoning a portion of the RC - Residential Country District to VC - Village Center District.
23. Ordinance No. 5-2007, enacted June 6, 2007.
Amending the Zoning Ordinance and revising the Zoning Map as provided under Article III Section 3.02 and by rezoning portions of the RT - Residential Towne Zoning District and VC - Village Center Zoning District to LI - Light Industrial Zoning District.
24. Ordinance No. 12-2007, enacted December 5, 2007.
Amending the following parts of the Zoning Ordinance; Article II Section 2.03 by adding a definition for Recreational Vehicle, amending Article IX Section 9.04 by adding Recreational Vehicle Sales and Service as a Use permitted by Special Exception in the VC - Village Center Zoning District, and amending Article XIV by adding supplementary regulations for a Recreational Vehicles Sales and Service Use.
25. Ordinance No. 1-2008, enacted January 25, 2008.
Amending the following parts of the Zoning Ordinance; Article XIV by deleting Section 14.17 F. pertaining to unlicensed, inoperable or junked motor vehicles or substantial remnants thereof.
26. Ordinance No. 7-2008, enacted August 6, 2008.
Amending the following parts of the Zoning Ordinance pertaining to the use, erection and permitting of signs; Article II Section 2.03 by adding a new sign type and definition for changeable sign, Article XIV Section 14.16 D.4., Article XIV Section 14.16 F. and Article XIV Section 14.16 I.
27. Ordinance No. 10-2008, enacted September 26, 2008.
Amending the following parts of the Zoning Ordinance to provide, among other amendments, for conservation design: Article II Section 2.03 by adding terms and definitions; Article III, including adding new Section 3.12 establishment of CD-Conservation Design Overlay Districts; revising the Zoning Map as provided under Article III Section 3.02; adding new Article IV; Article V; Article VI; adding new Section 14.01 to Article XIV. **(Note: Ordinance No. 10-2008 also amended parts of the Subdivision and Land Development Ordinance.)**
28. Ordinance No. 12-2008, enacted November 5, 2008.
Amending the following parts of the Zoning Ordinance pertaining to outdoor lighting standards and regulations: Article XIV by adding new Section 14.54 – Outdoor Lighting. **(Note: Ordinance No. 12-2008 also amended parts of the Subdivision and Land Development Ordinance.)**

29. Ordinance No. 1-2009, enacted February 4, 2009.
Amending the following parts of the Zoning Ordinance pertaining to certain institutional uses: Article II, Section 2.03 by adding or revising definitions; parts of Article VI; parts of Article VII; parts of Article VIII; parts of Article IX; parts of Article X; parts of Article XI; parts of Article XII and amending parts of Article XIV.
30. Ordinance No. 3-2009, enacted March 4, 2009.
Amending the following parts of the Zoning Ordinance pertaining to floodplain regulations: all of Article III Section 3.04.A.1.; *revising the Zoning Map* to show new boundaries of floodplain areas as provided under Article III Section 3.04.B.; entirely delete Section 3.05 and Section 3.06 of Article III; add new Section 13.01.F. and Section 13.01.G. to Article XIII FP-Floodplain Conservation Districts; all of Article XIII Section 13.02; all of Article XIII Section 13.03; part of Article XIII Section 13.04; part of Article XIII Section 13.05; part of Article XIII Section 13.06; add new Section 13.07 to Article XIII; add new Section 13.08 to Article XIII; and part of Article XIII FP-Floodplain Conservation Districts.
31. Ordinance No. 5-2009, enacted May 6, 2009.
Amending the Zoning Ordinance by adding Section 10.03.O. pertaining to requirements for buildings providing ministry and/or used as a chapel or place of worship.
32. Ordinance No. 2-2010, enacted June 25, 2010.
Amending the Zoning Ordinance by providing for the regulation of massage establishments and the duration of special exception approvals.
33. Ordinance No. 3-2010, enacted September 1, 2010.
Amending the Zoning Ordinance to provide, among other amendments, for regulating the placement, construction, operation, maintenance and decommissioning of wind turbines and the issuance of zoning permits and conditional use approvals in connection therewith.
34. Ordinance No. 5-2011, enacted July 6, 2011.
Amending the Zoning Ordinance to provide, among other amendments, for regulating the placement, construction, operation, maintenance and decommissioning of solar energy systems and the issuance of zoning permits and conditional use approvals in connection therewith.
35. Ordinance No. 7-2011, enacted August 3, 2011.
Amending the following parts of the Zoning Ordinance: part of Article X CH-Commercial Highway Districts, Section 10.06 pertaining to maximum impervious area; parts of Article XIV Supplementary Regulations, Section 14.47-Hotels, Motels and Tourist Homes.
36. Ordinance No. 8-2011, enacted September 7, 2011.
Amending the Zoning Ordinance to provide, among other amendments, for national fraternal or benevolent organization uses by amending the following: part of Article II, Section 2.03; parts of Article XI LI-Light Industrial Districts, Section 11.01 and Section 11.03.
37. Ordinance No. 10-2011, enacted December 30, 2011.
Amending the Zoning Ordinance requirements pertaining to the use, erection and permitting of signs by amending the following: part of Article II, Section 2.03; all of Article XIV, Section 14.16.D.4.; parts of Article XIV, Section 14.16.F.19; part of Article XIV, Section 14.16.F. by adding paragraph 20.; parts of Article XIV, Section 14.16.I.4. by adding subparagraphs m. and n.

38. Ordinance No. 1-2012, enacted February 1, 2012.
Amending Zoning Ordinance requirements with respect to signs, planned center signage and menu boards by amending the following parts of Article XIV: Section 14.16.B. by adding paragraphs 14. and 15.; Section 14.16.E. by adding paragraph 14.; Section 14.16.H., by amending part of Table 1; Section 14.16.H. by amending Table 3 and Table 4.
39. Ordinance No. 6-2012, enacted December 28, 2012.
Amending the Zoning Ordinance Article IX VC-Village Center Districts Section 9.02 Permitted Uses by adding paragraph L, specific requirements to allow motorcycle, motor-driven cycle and/or pedalcycle (bicycle) sales, accessory products sales, repairs and service.
40. Ordinance No. 2-2013, enacted August 30, 2013.
Amending the Zoning Ordinance requirements with respect to signs and planned center signage by amending the following: part of Article II, Section 2.03 by adding a definition for Planned Center Identification Sign; part of Article XIV: Section 14.16.B. paragraph 9 by changing the term Freestanding Planned Center Sign to Planned Center Identification Sign; part of Section 14.16.H. by amending part of Table 3 and Table 4 by changing the term Freestanding Planned Center Sign to Planned Center Identification Sign; and part of Section 14.16.F. by adding new paragraph 20.c. regarding frequency of message changes for changeable signs.
41. Ordinance No. 4-2015, enacted July 1, 2015.
Amending the Zoning Ordinance, Article X-Commercial Highway Districts, Article XII-Industrial General Districts and Article XIV-Supplementary Regulations.
42. Ordinance No. 1-2016, enacted January 4, 2016.
Amending part of the Zoning Ordinance requirements with respect to vehicle sales and services and supplementary regulations for wholesaling, storing, warehousing and distribution centers by amending the following: Article X-Commercial Highway Districts, Section 10.03 by adding a sentence; Article XIV-Supplementary Regulations, Section 14.61.E. in its entirety, Section 14.61.F in its entirety, Section 14.61.J. in its entirety and by adding new Section 14.61.k.
43. Ordinance No. 5-2016, enacted December 30, 2016.
Amending the Zoning Ordinance by adding requirements with respect to production and processing of medical marijuana in the Residential Farm District by amending the following: Article II-Definitions, Section 2.03 by adding definitions for medical marijuana and grower/processor; Article VI-Residential Farm Districts, by adding Section 6.02.I 14.61.E. listing medical marijuana grower/processor as a Permitted Use.
44. Ordinance No. 2-2017, enacted May 26, 2017.
Amending the Zoning Ordinance by making certain amendments to Section 15.01.C.5. with respect to restoration of non-conforming uses after damage; and providing as a Permitted Use the production and processing of medical marijuana in Section 11.03 for the LI Light Industrial Districts and Section 12.03 for the IG Industrial General Zoning Districts.
45. Ordinance No. 7-2017, enacted November 17, 2017.
Amending the Zoning Ordinance by making certain amendments to Section 14.16.N. and Section 15.01.C.1., with respect to modifications to nonconforming signs, structures and uses.
46. Ordinance No. 2-2018, enacted July 27, 2018.
Amending the Zoning Ordinance by making certain amendments to Section 14.61.A., with respect to supplementary regulations for wholesaling, storing, warehousing and distribution centers.

47. Ordinance No. 1-2019, enacted January 2, 2019.
Amending the Zoning Ordinance to provide for self-storage facilities by Special Exception Use in Village Center and Residential Country Zoning Districts.
48. Ordinance No. 2-2019, enacted January 25, 2019.
Amending the Zoning Ordinance to provide lot area, building height and yard requirements for lots with public sewer and/or water in RF-Residential Farm Zoning Districts.
49. Ordinance No. 5-2019, enacted May 31, 2019.
Amending the Zoning Ordinance by amending the Zoning Map as provided under Article III Section 3.02 by rezoning a portion of the RF-Residential Farm Zoning District to the CH-Commercial Highway Zoning District.
50. Ordinance No. 6A-2019, enacted June 28, 2019.
Amending the Zoning Ordinance by making certain amendments to Section 14.19., with respect to supplementary regulations for fence or wall height.
51. Ordinance No. 3-2020, enacted September 25, 2020.
Amending the Zoning Ordinance by making certain amendments to Article XVI, the standards of the UDA-Unified Development Area Zoning District by Conditional Use.