

Proposed Revisions
Existing Ordinance is underlined for reference.

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 2 -2024

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE FOLLOWING SECTION OF THE CECIL TOWNSHIP ZONING ORDINANCE, AS AMENDED: SECTION 240-38, TO PERMIT SINGLE-FAMILY RESIDENTIAL AND COMBINATION RESIDENTIAL BUSINESS USES ON LAND EAST OF MORGANZA ROAD.

WHEREAS, the Cecil Township Board of Supervisors (“**Board**”) has the power to protect the health, safety, and welfare of the people and property in Cecil Township (“**Township**”); and

WHEREAS, the Board finds that it is in the best interest of the residents and citizens of the Township to amend Section 240-38 of the Cecil Township Zoning Ordinance, as amended;

WHEREAS, the Township seeks to amend the Cecil Township Zoning Ordinance as set forth herein; and

WHEREAS, the Amendment was reviewed by the Township Planning Commission at a public meeting held on January 17, 2024 after which the Township Planning Commission recommended adoption to the Board; and

WHEREAS, the Amendment was sent to the Washington County Planning Commission and, on March 4, 2024, the Washington County Planning Commission advised that it had no additional comments regarding the ordinance change; and

WHEREAS, the Board held a duly advertised public hearing on April 1, 2024 to consider the enactment of the Amendment; and

WHEREAS, the Board has given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the citizens of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

SECTION 1. Section 240-38 “(IHPD) Interstate Highway Planned Development Overlay District,” subsection F, “Land use regulations and development standards,” is hereby amended as follows:

Once conditional use approval has been granted to an Illustrative Site Plan which assigns land use categories (Single-Family Residential—Permitted only on land east of Morganza Road, Combination Residential or Business—Permitted only on land east of Morganza Road) to each lot, parcel, or building within the IHPD District, and following recording of a subdivision plat or plats, the uses indicated below in the respective land use categories shall be permitted, subject to individual site plan approval as required by § 240-15 of this chapter. Only the following uses shall be authorized in an IHPD District. Any use not specifically listed in this Section shall be subject to review as outlined in F(6). Comparable Uses, below.

SECTION 2. Section 240-38 “(IHPD) Interstate Highway Planned Development Overlay District,” subsection F, subsection 1, “Uses by Right, Single Family Residential Land Use Category,” is hereby amended as follows:

1. Uses by Right, Single-Family Residential Land Use Category (Permitted only on land east of Morganza Road).

SECTION 3. Section 240-38 “(IHPD) Interstate Highway Planned Development Overlay District,” subsection F, subsection 2, “Uses by Right, Combination Residential Land Use Category,” is hereby amended as follows:

2. Uses by Right, Combination Residential Land Use Category (Permitted only on land east of Morganza Road).

SECTION 4. Section 240-38 “(IHPD) Interstate Highway Planned Development Overlay District,” subsection F, subsection 4, “Mixed Use,” is hereby amended as follows:

a. Any combination of uses permitted in either the Residential Land Use (Permitted only on land east of Morganza Road) category or Non-residential Land Use category shall be permitted by Mixed Use.

SECTION 5. Full Force and Effect.

Except as specifically amended by this Ordinance, the Cecil Township Zoning Ordinance, shall remain in full force and effect and shall not be deemed in conflict with any provisions of this Ordinance.

SECTION 6. Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 7. Severability.

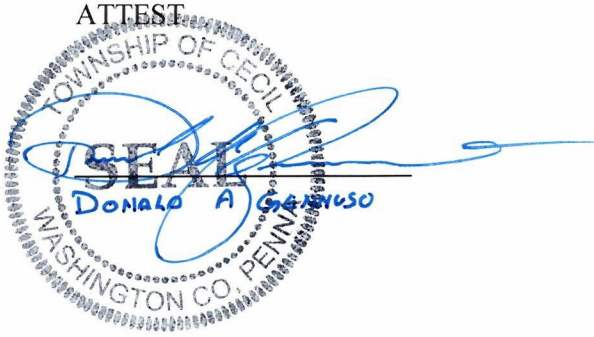
If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

SECTION 8. Effective Date.

This Ordinance shall take effect five (5) days after the date of adoption by the Board of Supervisors of Cecil Township, set forth below.

ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the 1St day of April, 2024.

ATTEST



BOARD OF SUPERVISORS
TOWNSHIP OF CECIL



Thomas Casciola
Chair, Cecil Township Board of Supervisors