

**Proposed Revisions**

**TOWNSHIP OF CECIL**

**WASHINGTON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3 -2024

**AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, ADDING THE FOLLOWING SECTION OF THE CECIL TOWNSHIP ZONING ORDINANCE, AS AMENDED: SECTION 240-39.1, TO CREATE TWO NEW MIXED-USE ZONING DISTRICTS; AND AMENDING THE FOLLOWING SECTION OF THE CECIL TOWNSHIP ZONING ORDINANCE, AS AMENDED: APPENDIX E, TO ACCOMMODATE THE NEW MIXED-USE ZONING DISTRICTS IN THE OFFICIAL SCHEDULE OF USES.**

**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 enact Section 240-39.1 and amend Appendix E 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**, this Amendment was reviewed by the Township Planning Commission at a public meeting held on December 21, 2024, after which the Township Planning Commission recommended adoption to the Board; and

**WHEREAS**, this Amendment was sent to the Washington County Planning Commission and, on January 9, 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 240-39.1, “Mixed-Use Districts,” is hereby added to the Ordinance as follows:

A. Statement of Intent. To create two districts for residential and commercial uses, respectively, with the goal of avoiding indiscriminate mixing of uses. In addition to the goals listed in Article I of this chapter and in the Land Use Plan Goals and Objectives of the Comprehensive Plan, the Mixed-Use Districts established by this chapter are intended to achieve the following:

- (1) To serve a twofold purpose and allow property owners to choose the type of development within a mixed-use district. It accommodates broader uses for residential living environments, allowing most types of residential dwellings, and offers property owners discretion in choosing the types of housing for properties under their control or ownership.
- (2) To provide for a variety of commercial uses. It steers businesses that tend to increase traffic impacts toward highways, while steering milder commercial uses toward more interior tracks.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

**APARTMENT HOTEL**

An apartment hotel is a hotel comprised of lodging units that are owned by an individual, corporation, or any other legal entity having ownership interest under condominium form of ownership, and is part of a condominium property or parcel and the building contains individual lodging units which may be occupied on a limited basis by the lodging unit owner, but whose primary purpose is a visitor accommodation use. Each room which is accessible by lock-out key is considered a separate lodging unit for purposes of zoning and land use.

**ASSISTED LIVING FACILITY**

A residential building or group of buildings designed to provide multifamily dwelling units for elderly or physically or mentally disabled persons who are independently mobile and are not in need of the level of service provided by a personal care home, but which provide on-site supervision and assistance available to the residents on an occasional, "as-needed" basis, and where at least one meal each day is provided in a common dining area and which includes certain design features associated with the needs of the elderly which are not customary in the construction of conventional dwelling units, such as emergency call systems, common dining facilities, common laundry facilities, minimal housekeeping services, common leisure and recreational facilities, transportation services and similar supporting services for the convenience of the residents.

**COMMUNITY RESIDENTIAL FACILITY**

A state licensed residential facility providing a place of residence for more than four (4): foster children, intellectually disabled children, children with mental illness, or physically disabled children and including the required number of staff and live-in supervisors who provide service for such residents on a twenty-four (24) hour a day basis. For the purpose of this definition, a child is any person under the age of eighteen (18). This definition does not include rest homes, convalescent homes for the elderly, homes for adjudicated delinquents, or other court-sentenced individuals.

### **COMMUNITY RESIDENTIAL HOME**

A state licensed residential facility providing a place of residence for not more than four (4): foster children, intellectually disabled children, children with mental illness, or physically disabled children and including not more than one (1) live in supervisor who provide service for such residents on a twenty-four hour (24) a day basis. For the purpose of this definition a child is any person under the age of eighteen (18). This definition does not include rest homes, convalescent homes, homes for the elderly, homes for adjudicated delinquents, or other court sentenced individuals.

### **COURT ADJUDICATED HOME**

A state licensed residential facility providing a place of residence for not more than four (4) individuals, whether minors or adults, and including the required number of staff and live-in supervisors who provide services for such residents on a twenty-four (24) hour a day basis. For the purpose of this definition, a resident is any individual serving a court ordered period of detention. Persons convicted of an offense of a violent nature are prohibited from residing in a court adjudicated home.

### **DAY CARE CENTER**

A facility, licensed by the Commonwealth of Pennsylvania, located within a building not used for dwelling purposes, for the care, during part of a twenty-four (24) hour day, for children under sixteen (16) years of age, handicapped persons, or elderly persons.

### **DAY CARE HOME**

A facility, licensed by the Commonwealth of Pennsylvania, located within a dwelling for the care, on a regular basis during part of a twenty-four (24) hour day, of not more than seven (7) children under sixteen (16) years of age, excluding care provided to children who are relatives of the provider, and which meets all standards required by this chapter.

### **MAJOR HIGHWAY**

A state route or interstate highway with limited access and a minimum of two (2) lanes in each direction.

### **MIXED-USE**

A designation for a parcel of land, building or a group of buildings where the intended occupancy includes multiple separate uses where said uses integrate some combination of allowed uses such as residential, office, retail, and other commercial creates a pedestrian oriented development.

#### **C. Residential Mixed-Use District**

- (1) Sewer and Water. All Residential Mixed-Use developments shall be served by public sewer and water.
- (2) A traffic study, including a parking analysis, shall be required for any new development within the Residential Mixed-Use District.

(3) Uses By Right

- (a) Farms, subject to Section 240-53, "Agricultural regulations".
- (b) Single-family dwelling, two-family dwelling, multi-family dwelling, townhouse dwellings, garden apartment dwelling, condominium dwelling.
- (c) Essential Services.
- (d) Home occupation in dwelling.
- (e) Home office.

(4) Conditional Uses

- (a) Community Residential Homes.

(5) Use Regulations

- (a) The Residential Mixed-Use District developments shall provide a mixture of at least two (2) of the above-mentioned residential uses. The area permitted for single-family uses shall be a minimum of 30% of the total development area. The area permitted for two-family dwellings and/or Townhouses shall be limited to a maximum of 10% of the total development area. The area permitted for multi-family and garden apartment uses shall be limited to a maximum of 10% of the total development area.
- (b) No more than six (6) two-family townhouses, or condominium dwelling units shall be permitted in a single attached group or row.
- (c) High-rise structures shall not be permitted in this district.
- (d) Accessory uses customarily incidental to and on the same lot with any permitted use shall be permitted in the Residential Mixed-Use District.
- (e) The maximum density for the Residential Mixed-Use District shall not exceed more than eight (8) dwelling units per gross acre measured over the entire development site.
- (f) Signs shall be permitted and are subject to the requirements of Section 240-78 "Signs in Residential Districts".
- (g) All regulations of Section 240-41 "Requirements for Planned Residential Development" shall be met, unless specifically addressed in this section.

	Single-family	Two-family	Multi -family	Townhouse/ Condominium	Garden Apartments
Minimum Lot Width (feet)	50	50	80	18 per unit	80
Front Yard Setback (feet)	25	25	15	15	15
Side Yard Setback (feet)	5	5	10	10	10
Rear Yard Setback (feet)	25	25	20	20	20
Maximum Building Height	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories

(6) Sidewalk and Pedestrian Amenities.

- (a) Sidewalks or other walkways acceptable to the governing body shall be provided along all streets or driveways.
- (b) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open spaces and recreational areas.
- (c) Sidewalks or walkways shall connect to existing sidewalks on abutting tracts.
- (d) Site amenities such as bicycle racks, benches and trash receptacles shall be provided in appropriate locations.

D. Commercial Mixed-Use District

- (1) Sewer and Water. All Commercial Mixed-Use developments shall be served by public sewer and water.
- (2) A traffic study, including a parking analysis, shall be required for any new development within the Residential Mixed-Use District.
- (3) Uses by Right
  - (a) Farms, subject to Section 240-53, "agricultural regulations".
  - (b) Single-family residential development in Planned Residential Development only.

- (c) Single-family dwelling, two-family dwelling, multi-family dwelling, townhouse dwellings, garden apartment dwellings, condominium dwellings, or a mixture thereof, all as part of a comprehensive residential Planned Residential Development only, provided, if the Planned Residential Development includes residential uses other than single-family dwellings, then it must be located within 2,000 feet from an access point to a major highway.
  - (i) Shall be subject to the PRD regulations of the R-2 District except as noted herein.
  - (ii) A 50-foot Perimeter Buffer Easement shall be provided along all property lines with the exception of a 25-foot Perimeter Buffer Easement when the use abuts another residential use or zoning District.
  - (iii) The height limitation for all residential buildings shall be five stories or 75 feet, whichever is less.
  - (iv) With respect to PRDs in a Commercial-Mixed Use District, Section 240-43(A)(2) shall be modified to read as follows: "Accessory commercial, service and other nonresidential uses (such as barber and beauty shops, convenience stores, gift shops, dry cleaners, candy or ice cream or delicatessen shop, excluding sit-down trade, and other personal services) may be permitted or required where such uses are scaled primarily to serve the residents of the PRD and the surrounding community. Because of the primarily residential nature of a PRD, only those commercial uses compatible with reasonably associated residential development shall be permitted. No industrial uses shall be permitted."
  - (v) PRDs in a Commercial-Mixed Use District shall not be limited to eight dwelling units per acre of site area as set forth in Section 240-43(D).
  - (vi) A minimum of 20% of the land area of the development parcel shall be developed as a non-residential use.
- (d) Art, music, or photography studio
- (e) Assisted living facility
- (f) Bakery
- (g) Bicycle shop
- (h) Book or stationary store
- (i) Card and gift shop
- (j) Candy or ice cream shop
- (k) Catering service

- (l) Convenience store
  - (m) Craft or hobby shop
  - (n) Day care center
  - (o) Dry cleaning store
  - (p) Financial institution
  - (q) Florist, excluding greenhouses
  - (r) Newsstand
  - (s) Nursing, convalescent or rest home
  - (t) Personal Services
  - (u) Business and professional offices
  - (v) Self-storage facility
  - (w) Specialty food store
  - (x) Community center, private or public
  - (y) Club, lodge or fraternal organization
  - (z) Essential services
  - (aa) Apparel and clothing accessory store
  - (bb) General retail merchandise store
  - (cc) Public Building
  - (dd) Veterinary animal hospital
- (4) Uses by Right Required to Front State Roads
- (a) Apartment Hotel
  - (b) Coin-operated laundry
  - (c) Pharmacy
  - (d) Eating establishment, including restaurant, lunch counter, and delicatessen
  - (e) Sporting goods store

- (f) Funeral home, not including crematorium
  - (g) Hospital – limited to 20 beds
  - (h) Post office
  - (i) Furniture, home furnishings, hardware, and household appliances store
  - (j) Food store, including supermarket and bakery where food products are to be sold only at retail on the premises
  - (k) Business service
- (5) Conditional Uses
- (a) Day care home
  - (b) House of worship
  - (c) Greenhouse – Minimum of 5 acres track or parcel, with a 50-foot Perimeter Buffer Easement, as described in Section 240-41(B)(4) of this chapter, abutting residential uses or residentially zoned properties. A 25-foot Perimeter Buffer Easement, as described in Section 240-41(B)(4) of this chapter, abutting all other property lines including street right-of-way.
  - (d) Tavern
  - (e) Kennel
  - (f) Community residential facility
  - (g) Court adjudicated home
- (6) Use Regulations
- (a) Unless specifically noted, all uses shall conform to the C-1 Zoning District Area and Bulk regulations.
  - (b) All commercial uses on tracts or parcels of land over 25 acres shall have a 50-foot Perimeter Buffer Easement, as described in Section 240-41(B)(4) of this chapter, along all property lines abutting residential uses or residential zoned properties. All commercial uses on tracts or parcels of land less than 25 acres shall provide a 35-foot Perimeter Buffer Easement, as described in Section 240-41(B)(4) of this chapter, along all property lines abutting residential uses or residentially zoned properties. Perimeter buffer easements shall not be required on any public road frontage.
  - (c) Accessory uses customarily incidental to and on the same lot with any permitted use shall be permitted in the Commercial Mixed-Use District.



(d) Signs shall be permitted and are subject to the requirements of Section 240-78, "Signs in Residential Districts".

(7) Sidewalk and Pedestrian Amenities.

- (a) Sidewalks or other walkways acceptable to the governing body shall be provided along all streets or driveways.
- (b) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.
- (c) Sidewalks or walkways shall connect to existing sidewalks on abutting tracts.
- (d) Site amenities such as bicycle racks, benches and trash receptacles shall be provided in appropriate locations.

**SECTION 2.** Appendix E, "Official Schedule of Uses," is hereby amended as follows:

- (1) Residential Mixed Use District category added.
- (2) Commercial Mixed-Use District category added.

**SECTION 3.** Full Force and Effect.

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

**SECTION 4.** 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 5.** 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 6.** 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.



BOARD OF SUPERVISORS  
TOWNSHIP OF CECIL

  
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Thomas Casciola  
Chair, Cecil Township Board of Supervisors