

ORDINANCE NO. 827-2021

AN ORDINANCE OF TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST PENNSBORO, CHAPTER 27 (ZONING), PART 3 (DESIGNATION OF DISTRICTS), SECTION 27-302 (ZONING MAP), TO MODIFY THE EAST PENNSBORO TOWNSHIP ZONING MAP TO REZONE LAND FROM THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE R-2 MULTI-FAMILY RESIDENTIAL DISTRICT

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

**SECTION 1:** The East Pennsboro Township Zoning Map, Chapter 27, Section 27-302, of the Code of Ordinances of the Township of East Pennsboro, is hereby amended to rezone from the R-1 Single-Family Residential District to the R-2 Multi-Family Residential District (i) the entirety of that certain parcel known as Cumberland County Property Identification No. 09-13-0997-013 ("Rezoning Area 1"), (ii) the portion of that certain parcel known as Cumberland County Property Identification No. 10-13-0997-021 that is located in the Township of East Pennsboro, Cumberland County, Pennsylvania ("Rezoning Area 2"), and (iii) the portion of the right-of-way of Valley Road that is located between the centerline of the right-of-way of Valley Road and Rezoning Area 1 and Rezoning Area 2. Such areas to be rezoned are shown and identified as the contiguous area outlined in a bold-type line and labeled "R2" on the map attached and incorporated as **Exhibit "A"**. The area that is to be rezoned under this Section 1 is hereby intended and deemed to include the entire contiguous area that is bounded to the west by the common municipal boundary of the Township of East Pennsboro and the Township of Hampden; to the north by the centerline of the right-of-way of Valley Road; to the east by the parcels known as Cumberland County Property Identification Nos. 09-13-0997-006B and 09-13-0997-006C; and to the south by the parcel known as Cumberland County Property Identification No. 10-13-0997-005.


**SECTION 2:** All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3:** The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid, or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses, or sentences of the same.

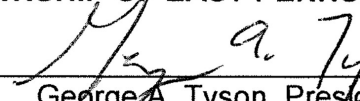
**SECTION 4:** This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 1<sup>st</sup> day of September, 2021.

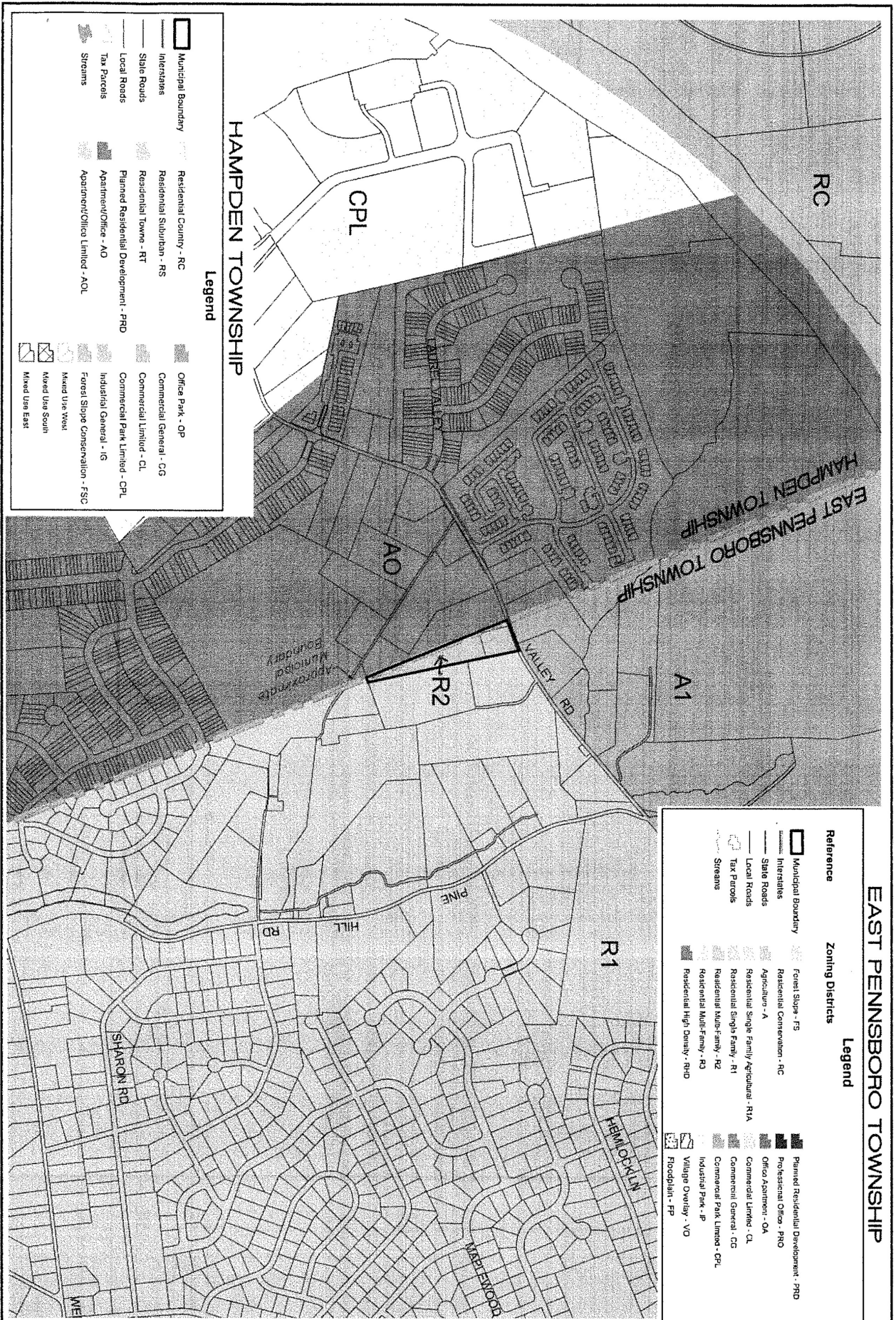
ATTEST:

  
\_\_\_\_\_  
(Assistant) Secretary

TOWNSHIP OF EAST PENNSBORO

By:   
\_\_\_\_\_  
George A. Tyson, President  
Board of Commissioners

**Exhibit "A"**



# EAST PENNSBORO TOWNSHIP

**Reference**      **Zoning Districts**      **Legend**

- |  |                    |  |   |  |                                       |
|--|--------------------|--|---|--|---------------------------------------|
|  | Municipal Boundary |  | Forest Slope - F3                           |  | Planned Residential Development - PRD |
|  | Interstates        |  | Residential Conventional - RC               |  | Professional Office - PO              |
|  | State Roads        |  | Agriculture - A                             |  | Office Apartment - OA                 |
|  | Local Roads        |  | Residential Single Family Agriculture - R1A |  | Commercial Limited - CL               |
|  | Tax Parcels        |  | Residential Single Family - R1              |  | Commercial General - CG               |
|  | Streams            |  | Residential Multi-Family - R2               |  | Commercial Park Limited - CPL         |
|  |                    |  | Residential Multi-Family - R3               |  | Industrial Park - IP                  |
|  |                    |  | Residential High Density - RHD              |  | Village Overlay - VO                  |
|  |                    |  |   |  | Floodplain - FP                       |

- HAMPDEN TOWNSHIP**
- Legend**
- |  |                    |  |                                       |  |                                 |
|--|--------------------|--|---------------------------------------|--|---------------------------------|
|  | Municipal Boundary |  | Residential Country - RC              |  | Office Park - OP                |
|  | Interstates        |  | Residential Suburban - RS             |  | Commercial General - CG         |
|  | State Roads        |  | Residential Towne - RT                |  | Commercial Limited - CL         |
|  | Local Roads        |  | Planned Residential Development - PRD |  | Commercial Park Limited - CPL   |
|  | Tax Parcels        |  | Apartment/Office - AO                 |  | Industrial General - IG         |
|  | Streams            |  | Apartment/Office Limited - AOL        |  | Forest Slope Conservation - FSC |
|  |                    |  |                                       |  | Mixed Use South                 |
|  |                    |  |                                       |  | Mixed Use West                  |
|  |                    |  |                                       |  | Mixed Use East                  |

PROJECT NO: SHEET NO.: SCALE: 1" = 50' DATE: 5/27/2023 SHEET 2 of 3	<b>APPLICATION FOR REZONING</b> <b>PROPOSED ZONING DISTRICTS</b> <b>BUCKWALTER / VENUS PROPERTIES</b> HAMPDEN & EAST PENNSBORO TOWNSHIPS, CUMBERLAND COUNTY, PENNSYLVANIA	SEAL  SEAL		PLANNING ENGINEERING SURVEYING 100 LEBANON RD. #100 PO BOX 820 NEW CUMBERLAND, PA 17070 PHONE: 717.770.1770 • 850 FAX: 717.770.2400 WWW.ALPHACBC.COM
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