

ORDINANCE NO. §29-2021

AN ORDINANCE OF THE TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST PENNSBORO, NO. 737-2007, CHAPTER 27 (ZONING), PART 14 (O-A OFFICE APARTMENT DISTRICT), SECTION 27-1407 (MINIMUM SETBACKS) AND SECTION 1408 (YARD REGULATIONS, MULTI-FAMILY DWELLING USES) AND REPEALING INCONSISTENT ORDINANCES.

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 the authority of the same as follows:

**SECTION 1:** Section 1407 [Minimum Setbacks], Part 14 [O-A Office Apartment District], Chapter 27 [Zoning] is hereby revised and amended to provide as follows:

**Section 1407: Minimum Setbacks.**

1. Each lot shall have setbacks of not less than the distances indicated below. However, when the yard abuts a residential district or residential use in the Township or an adjacent municipality, the abutting setback must be 100 feet and the buffer yard as required in § 27-1901, Subsection 2, must be provided:
  - A. Front: 30 feet.
  - B. Side: 15 feet each.
  - C. Rear: 20 feet.

**SECTION 2:** Section 1408 [Minimum Setbacks and Yard Regulations, Multi-Family Dwelling Uses], Part 14 [O-A Office Apartment District], Chapter 27 [Zoning] is hereby revised and amended to provide as follows:

**Section 1408: Yard Regulations, Multi-Family Dwelling Uses.**

1. Interior Yards. Open space between buildings shall be provided as follows:
  - A. When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces for one-story buildings, and five additional feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased a maximum of 10 feet at one end if increased by the same or a greater distance at the other end. Where service drives or bank grade changes or

collector walks are introduced in this space, the yard distance shall be at least 25 feet.

- B. Between end walls of buildings, a yard space of at least 25 feet for each one-story building, and five additional feet for each additional story, shall be required.
- C. Between end walls and front or rear faces of buildings a yard space of at least 30 feet for one story, and five feet for each additional story, shall be required.
- D. When two adjacent buildings differ in the number of stories, the space shall be not less than 1/2 of the sum of the minimum required distance between two buildings of the lower height and two buildings of the greater height.

**SECTION 3:** All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4:** 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 5:** In all other aspects, Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro shall remain as heretofore enacted, ordained, and amended, which said Chapter, as amended, is hereby re-enacted in its entirety herein.

**SECTION 6:** This Ordinance shall take effect and be in force immediately upon enactment.

ENACTED AND ORDAINED this 6<sup>th</sup> day of October, 2021.

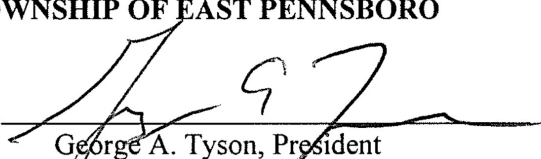
**ATTEST:**



\_\_\_\_\_  
A. John Pietropaoli, Secretary

**TOWNSHIP OF EAST PENNSBORO**

By: \_\_\_\_\_



George A. Tyson, President  
Board of Commissioners