

**BOROUGH OF CORNWALL**

Lebanon County, Pennsylvania

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**ORDINANCE NO. 2026-1**

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AN ORDINANCE TO AMEND THE CORNWALL BOROUGH CODE OF ORDINANCES, CHAPTER 13, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 14, ZONING, TO MAKE TECHNICAL CORRECTIONS AND MISCELLANEOUS CHANGES TO PROVISIONS OF THE ZONING ORDINANCE.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Cornwall, Lebanon County, Pennsylvania, as follows:

Section 1. The Cornwall Borough Code of Ordinances, Chapter 13, Subdivision and Land Development, Article 5, Design Standards, §13-502, General Standards, shall be amended by inserting a new Subsection 8 which shall provide as follows:

8. Compliance with zoning decisions required.
  - A. Whenever Chapter 14, Zoning, provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, the applicant shall obtain such special exception or conditional use approval from the Zoning Hearing Board or Council, as applicable, prior to the submission of the preliminary plan; however, a developer may submit an informal sketch plan for comment by Borough staff, consultants, and the Commission concurrently with an application for special exceptional or conditional use approval.
  - B. Whenever the applicant proposes to develop a subdivision and/or land development in a manner that would require a variance from any requirements of Chapter 14, Zoning, the applicant shall obtain such variance from the Zoning Hearing Board prior to the submission of a formal subdivision and/or land development plan; however, a developer may submit an informal sketch plan for comment by Borough staff, consultants, and the Commission concurrently with an application for variance approval.
  - C. The submission of a formal subdivision and/or land development plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such variance, special exception or conditional use by the Zoning Hearing Board or Council, as applicable.

Section 2. The Cornwall Borough Code of Ordinances, Chapter 14, Zoning, Article 4, Conformance required, §14-402, Uses not provided for, shall be amended to provide as follows:

When an applicant demonstrates that a specific lawful use is neither permitted nor denied in any zoning district established by this chapter, such use may be permitted as a conditional use, provided that the applicant for such conditional use establishes that the proposed use meets the following criteria as well as the requirements set forth in all other applicable sections of this chapter:

1. The use must comply with the lot, area, dimensional, and design criteria of the district in which it will be located.
  - A. Any residential use permitted under this §14-402 shall be permitted only in the Residential Village District.
  - B. Any institutional, office, commercial, retail, or service use permitted by this §14-402s shall be permitted only in the General Commercial District.
  - C. Any industrial uses or recreation permitted by this §14-402 shall be permitted only in the General Industrial District.
2. The proposed use shall comply with all requirements of the PADEP and other commonwealth or federal governmental agencies which regulate such use, in addition to all requirements of this chapter.
3. A buffer area shall be established, in accordance with the conditions imposed upon the granting of the conditional use approval, which is sufficient to adequately screen the use permitted by this §14-402 from other uses in the vicinity. The buffer shall be of sufficient width to protect the surrounding area from objectionable effects of the proposed use, including, but not limited to, noise, dust, vibration, odor, illumination, public safety, and visual effects.

Section 3. All other sections, parts and provisions of the Cornwall Borough Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 5. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 12<sup>th</sup> day of JANUARY, 2026, by Borough Council of the Borough of Cornwall, Lebanon County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF CORNWALL  
Lebanon County, Pennsylvania

Attest:     C N      
(Assistant) Secretary

By:     [Signature]      
(Vice) President  
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this 12<sup>th</sup> day of JANUARY, 2026.

By:     [Signature]      
Mayor