

**CUMBERLAND TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2024-198

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP
OF CUMBERLAND AS AMENDED, BY AMENDING PART 14 OF CHAPTER 27, THE
ZONING ORDINANCE OF CUMBERLAND TOWNSHIP**

WHEREAS, the Board of Supervisors of the Township of Cumberland, Adams County, Pennsylvania deems it to be in the best interest and the general welfare of the citizens and residents of the Township to update and amend Part 14 of Chapter 27 of the Code of the Township of Cumberland, entitled “Zoning”; and

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Supervisors of Cumberland Township, Adams County, Pennsylvania, that the Zoning Ordinance of Cumberland Township, Chapter 27, of the Code of the Township of Cumberland as amended, is hereby amended and supplemented as follows:

SECTION 1. Chapter 27, Part 14, Section 27-1402, entitled “Neighborhood Multi-Family Overlay” is hereby amended by replacing Section 27-1402 (3) in its entirety with the following:

3. Development of Multi-Family dwellings as part of an affordable housing project in the Neighborhood Multi-Family Overlay.
 - A. To be considered an affordable housing project in the neighborhood multi-family overlay, the following conditions apply:
 - i. The project must be financed in part by Pennsylvania Housing Tax Credits administered by the Pennsylvania Housing Finance Agency (“PHFA”).
 - ii. The occupants of the Multi-Family dwelling must only be low income individuals or families or qualified veterans, as those terms are defined in PHFA regulations.
 - B. The Multi-Family structures must be part of an affordable housing development that includes other housing types. The affordable housing development must be no less than fifteen acres in total, as evidenced by an approved preliminary plan for the affordable housing development. An affordable housing development may only include dwellings financed in whole or in part by the PHFA.
 - C. The development standards for Multi-Family housing set forth in Section 2 above shall not apply, rather, the Multi-Family housing shall be subject to the underlying development standards set forth in §27- 603.

SECTION 2. Chapter 27, Part 14, Section 27-1402, entitled “Neighborhood Multi-Family Overlay” is hereby amended by adding Section 27-1402 (4) as follows:

4. Permitted Uses.

- A. Multi-Family and Single-Family attached dwellings, in accordance with this section.
- B. Any use permitted (by right, conditional use, or special exception) in the underlying district.

SECTION 3. Repealer. All provisions of previous Ordinances of the Township of Cumberland which are contrary to this Ordinance are expressly repealed.

SECTION 4. Savings Clause. In all other respects, the Code of the Township of Cumberland shall remain as previously enacted and ordained.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid to unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 6. Effective Date. This Ordinance shall take effect in accordance with law.

ENACTED AND ORDAINED on this 28th day of May, 2024. This Ordinance shall become effective five (5) days after adoption.

ATTEST:

CUMBERLAND TOWNSHIP
BOARD OF SUPERVISORS



Michele Long, Township Secretary

By: 

Shaun Phiel, Chairperson