CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

ORDINANCE NO. 181 OF 2020

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CUMBERLAND TOWNSHIP, ADAMS COUNTY PENNSYLVANIA AMENDING THE ZONING ORDINANCE OF CUMBERLAND TOWNSHIP, CHAPTER 27 OF THE TOWNSHIP OF CUMBERLAND CODE OF ORDINANCES TO SET FORTH MAXIMUM HEIGHT REGULATIONS IN THE RESIDENTIAL DISTRICTS AND THE CLUSTER OVERLAY

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 amend Chapter 27 of the Township of Cumberland Code of Ordinances, entitled "Zoning."

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

SECTION 1. Chapter 27, Part 5, §27-503, Subsection 1 entitled ***"Residential Districts (Excepting Cluster)"*** is hereby amended by removing the following from the standards table:

STANDARDS	Districts	
	R	RMH
Maximum Height – Principal Structures (stories)	2.5	3

SECTION 2. Chapter 27, Part 5, §27-503, Subsection 2 entitled ***"Residential District Cluster Overlay"*** is hereby amended by adding the "Maximum Height – Principal Structures (feet)" to the standards table as follows:

STANDARDS	Minimum Percent of Tract as Permanent Open Space				
	20%	30%	40%	50%	60%
Maximum Height – Principal Structures (feet)	35	35	35	35	35

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All provisions of previous Ordinances of the Township of Cumberland which are contrary to this Ordinance are expressly repealed.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 Township of Cumberland Code of Ordinances 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 23rd **day of** July**, 2020.**

ATTEST:

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

Carol Merryman

Carol Merryman,
Township Secretary

By: David P. Waybright

Dave Waybright,
Chairperson