



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Kennels, Animal Hospitals and Pet Shops in CL District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	2/4/2021	2/25/2021	SH	KS, EG
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			See Comments Below	
<i>Explanation of Amendment:</i>				
Text Amendment to allow Kennels, Animal Hospitals and Pet Shops in the Commercial Limited (CL) Zoning District. Proposed language includes limitations for these uses.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> The proposed text amendment is generally consistent with the Hampden Township Comprehensive Plan (2015) which recommends establishing areas of medium density and local commercial uses where roadway systems are limited. The Cumberland County Comprehensive Plan (2017) indicates that the county is an attractive location for professional and scientific services (Grow Page 2). In addition, the description of the Commercial Character area includes professional offices (Grow Page 36). Proposed Section EE.1 requires the uses to be located within a shopping center. The Township should evaluate and consider justification of this language. A kennel and an animal hospital are not typically located in shopping centers. What is the purpose of this requirement? Proposed Section EE.1 should be clarified. It appears that an outdoor exercise yard would not be located within a shopping center. Further, the language should indicate that the <u>lot</u> shall be a minimum of fifteen acres. We recommend the following language: <i>With the exception of an exercise yard; the Kennel, Animal Hospital and/or Pet Shop must be located within a Shopping Center. The minimum lot size shall be fifteen acres.</i> Proposed Section EE.4 regulates the height and construction of the required fencing. The language states that the fence should be a solid material of a height and construction suitable to contain the animals. The proposed language is subject to interpretation and should include measurable requirements for enforcement. Proposed Section EE.5 indicates that animal wastes should be removed regularly. The language should clarify the term "regularly". Should animal wastes be removed daily, every other day, weekly, etc? Proposed Section EE.7 contains elements that are not usually associated with kennels, animal hospitals or pet shops such as heat, smoke, glare and vibration. These impacts are generally addressed in industrial zones. Additionally, noise and odor are subjective issues where enforceability may be a challenge. Recommend removing the description and referring to 				

nuisance standards for animal noises Chapter 2 Section 202 for compliance requirements.

8. It appears that a majority the proposed language is already addressed in Zoning Ordinance Section 1701.C (kennels and animal hospitals). The Township should consider referencing Section 1701.C rather than create duplicative requirements.
9. The current Zoning Ordinance permits Medical clinics, laboratories or hospitals and offices of licensed veterinarians in several zoning districts (Parts 9-11 & 14). The Township may want to clarify the definitions of Animal Hospital and Veterinarian Office (clinic, laboratories or hospitals). How are these uses different?
10. The Township may want to consider reviewing the definition of “Dog Kennel” and “Kennel”. It appears that these may be defining the same land uses, but there is a conflict in the activities included.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”