



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
New Zoning Ordinance – Newburg Borough				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Newburg Borough	4/20/2021	5/20/2021	EG,KS,SH	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
New Zoning Ordinance			Approval With Comments	
<i>Explanation of Amendment:</i>				
New Zoning Ordinance and Map proposed for Newburg Borough				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Cumberland County Planning Department participated in the committee to help create the Zoning Ordinance and Zoning Map. Detailed technical comments have been addressed and/or discussed at the committee meetings. 2. Section 1.16.I.2.c. The County Planning Commission review of Conditional Use applications is not required by the Municipalities Planning Code. However, the County Planning Commission will review conditional uses when required by or requested by the municipality. 3. The legend of the proposed Newburg Borough Zoning map should be revised to include Historic Resource Overlay (HRO) and Floodplain Overlay (FPO) to match the language used in the Zoning Ordinance. 4. The term Single Family Semi-<u>Attached</u> is defined and is used in Table 3.01. The term Single Family Semi-<u>Detached</u> is used in Area and Bulk Regulations Tables 2.02 and 2.03, but is not defined in the ordinance or referenced in Table 3.01. One term for this use should be used in the ordinance for consistency. 5. The term Two Family Dwelling is defined and is used in the Table 3.01. The Term Single Family Attached is used in Area and Bulk Regulations Tables 2.02 and 2.03, but is not defined in the ordinance or referenced in Table 3.01. The Borough should determine whether these are the same use and if so, one term should be used in the ordinance for consistency. 6. Lot area requirements for Single Family Semi-Detached in tables 2.02 and 2.03 are based on number of dwelling units. Lot area for Single Family Attached and Multi-family uses should follow the same format. 7. Section 3.07.1.F.2 requires a minimum floor area for apartment conversions. These arbitrary requirements may deter affordable housing or workforce housing. We recommend removing the minimum apartment size requirements. 				

8. The setback requirements in Table 3.07 for Keeping of Livestock should be clarified whether they pertain to the area in which the animals are fenced or the structure in which the animals are housed.
9. The Borough does not currently have a Comprehensive Plan. This may be a consideration for future implementation and tracking of changes made in the new Zoning Ordinance.
10. The following comments relate to consistency with the county comprehensive plan –
 - A. The proposed Newburg Borough Zoning map is generally consistent with the county comprehensive plan's Future Land Use map, which envisions the entire borough as a Traditional Neighborhood/Mixed Use character area. In this character area, residential and complimentary commercial services uses supportive of residential areas predominate. (Grow, 34)
 - B. The proposed Newburg Borough Zoning Map includes a Historic Resource overlay district. Inventorying and maintaining records of historically significant sites and structures as well as implementing historic districts are important historic preservation strategies of the county comprehensive plan. (Conserve, 21)
 - C. The proposed Newburg Zoning ordinance creates a Mixed Use zoning district. One of the objectives of the county comprehensive plan is to provide for a diversity of land uses by encouraging municipalities to support mixed land uses in their zoning ordinances (Grow, 26).

"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."