



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Ambulance Service by Right in R-1				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
East Pennsboro Township	5/13/2021	6/2/2021	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			See Comments Below	
<i>Explanation of Amendment:</i>				
Zoning text amendment to allow ambulance service by right in the R-1 Zoning District. Use will be subject to specific requirements.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Not Applicable		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> The purpose of the R-1 Single Family Residential District is to provide standards for the orderly expansion of residential development to prevent the overcrowding of the land; to exclude activities of a commercial and industrial nature and any activities not compatible with residential development; and to otherwise create conditions conducive to carrying out the purposes of this chapter (Zoning Section 27-901). The proposed use of ambulance service is consistent with this purpose statement. Emergency services (Fire, police and ambulance service) should be permitted in or adjacent to dense residential areas to ensure orderly development, health and safety. The Township should provide a definition of "Ambulance Service" in Zoning Ordinance Section 27-202 (Definitions). Proposed Section 27-902.1 requires the Ambulance Service to be designated by the Board of Commissioners as an emergency service provider for the Township, however, such a designation does not change the land use type. The Township Solicitor should review the language to determine if the designation is enforceable in a Zoning Ordinance. Further, is it possible for the Board of Commissioners to revoke this designation? If the designation is revoked does the land use then become nonconforming? The Township should evaluate the challenges of having "designated" land uses versus simply regulating the land use regardless of any special designations. The requirements of Section 27-902.2.a. for an Ambulance Service Facility to occupy a corner lot that adjoins both an arterial and collector roadway needlessly restricts an essential use to a limited number of locations in the Township. Other uses in the Township do not have similarly restrictive and arbitrary requirements. In addition, it appears that proposed Section 27-902.4 addresses roadway requirements. Proposed Section 27-902.2.C should require a minimum lot width of 200 feet along an arterial or collector roadway. 				

6. Existing Section 27-1901.2.A.2.A.1 requires a buffer of 25 feet between a commercial use or commercial zoning district and a residential use or residential zoning district. In addition, this section requires screening in the buffer. Proposed section 27-902.5 is a duplicative setback requirement and should be removed from the proposed text.
7. The specific requirements associated with an Ambulance Service use should be listed in Zoning Ordinance Section 27-1902 (Special Use Regulations) to maintain consistency with the rest of the zoning ordinance.

“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.”