ORDINANCE NO. 750

AN ORDINANCE OF UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF UPPER ALLEN TOWNSHIP, CHAPTER 245 (ZONING), SECTION 9, TO MODIFY THE UPPER ALLEN TOWNSHIP ZONING MAP TO REZONE LAND FROM THE (BPO) BUSINESS PROFESSIONAL OFFICE DISTRICT SECTION TO THE (R-3) HIGH DENSITY RESIDENTIAL DISTRICT AND SECTION 259 TO MODIFY CERTAIN DRIVEWAY AND ACCESS DRIVE STANDARDS

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Upper Allen Township, Cumberland County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1: The Upper Allen Township Zoning Map, Chapter 245, Section 9, of the Code of Upper Allen Township, is hereby amended to rezone from the (BPO) Business Professional Office District to the (R-3) High Density Residential District the parcel known as Cumberland County Property Identification No. 42-11-0276-008A that is shaded on Exhibit "A" and described by metes and bounds in Exhibit "B", both of which are attached to and made a part of this Ordinance. The area that is to be rezoned under this Section 1 is hereby intended and deemed to include entire contiguous area that is bounded to the west by the right-of-way of Rider Lane; to the west and north by a parcel known as Cumberland County Property Identification No. 42-11-0276-178; to the north by parcels known as 42-11-0276-189, 42-11-0276-191 and 42-11-0276-193; to the east by parcel known as Cumberland County Property Identification No. 42-29-2456-015A; to the east and south by parcel known as Cumberland County Property Identification No. 42-11-0276-035; and to the south and west by parcel known as Cumberland County Property Identification No. 42-11-0276-009.

SECTION 2: The Code of Upper Allen Township, Chapter 245 (Zoning), Article XXIV, Off-Street Parking and Loading, Section 259 (Design Standards), Subsection B(1), shall be and is hereby amended to read as follows:

(1) Each dwelling unit may have one driveway and may have no more than two driveways where the lot on which the dwelling unit is located has a street frontage width of 100 feet or more.

SECTION 3: The Code of Upper Allen Township, Chapter 245 (Zoning), Article XXIV, Off-Street Parking and Loading, Section 259 (Design Standards), Subsection C(1), shall be and is hereby amended to read as follows:

(1) Number per lot. The number of access drives intersecting with each street shall not exceed two per lot or street frontage; however, where a lot has more than 600 feet of street frontage, the number of access drives may exceed two per lot or street frontage, provided that each access drive serving such lot is separated by a minimum distance of 200 feet.
SECTION 4: All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5: The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses or sentences of the same.

SECTION 6: This Ordinance shall take effect and be in force immediately upon enactment.

ENACTED AND ORDAINED, into an Ordinance this 2016 day of January 2016, by the Board of Commissioners of Upper Allen Township.

ENACTED AND ORDAINED this 2017 day of January 2016.

ATTEST: 

[Signature]

(Assistant) Secretary

UPPER ALLEN TOWNSHIP

By: [Signature]
Kenneth M. Martin, President
Board of Commissioners
ORDINANCE NO. ———  EXHIBIT B

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Allen in the County of Cumberland, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Rider Lane T-164, having a legal right-of-way width of 40 feet, said point being located a distance of approximately 277.09 feet east of the center line of Mill Road T-610; thence along lands now or formerly of Bumble Bee Hollow Limited, North 58 degrees 07 minutes 21 seconds East a distance of 524.67 feet to an iron pin; thence along 2 separate tracts of lands now or formerly of Meadows at Bumble Bee Hollow, LP, South 59 degrees 00 minutes 13 seconds East a distance of 748.13 feet to an iron pin; thence continuing along said lands and a separate tract of lands now or formerly of Meadows at Bumble Bee Hollow, LP, North 89 degrees 56 minutes 59 seconds East a distance of 399.12 feet to an iron pin; thence along lands now or formerly of Sherry L. Hughes and Messiah College, South 39 degrees 51 minutes 02 seconds West a distance of 795.28 feet to a point; thence through lands now or formerly of Rider Musser Development, LLC along a center line of a proposed road along a curve to the right having a radius of 1,200.00 feet, a length of 376.65 feet, a chord of 375.11 and a chord bearing of North 40 degrees 56 minutes 24 seconds West to a point; thence continuing through said lands along said center line, North 31 degrees 56 minutes 53 seconds West a distance of 115.61 feet to a point; thence continuing through said lands along said center line along a curve to the left having a radius of 275.00 feet, a length of 411.53 feet, a chord of 374.19 feet and a chord bearing of North 74 degrees 49 minutes 08 seconds West to a point; Thence continuing through said lands along said center line, South 62 degrees 18 minutes 38 seconds West a distance of 39.02 feet to a point; thence along lands now or formerly of Messiah College, North 46 degrees 47 minutes 34 seconds West a distance of 375.50 feet to the Point of Beginning.

CONTAINING 13.3428 Acres of Land.