AN ORDINANCE OF UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF UPPER ALLEN TOWNSHIP, CHAPTER 245 (ZONING), ARTICLE VI (COMMERCIAL, MIXED-USE AND INSTITUTIONAL DISTRICTS, SECTION 6.3 (NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT).

ORDINANCE _________

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 Code of Upper Allen Township, Chapter 245 (Zoning), Section 245-6.3 (Neighborhood Commercial (C-1) District), Subsection H. shall be added as follows:

H. Tracts of land five acres or larger in size existing on the effective date of this ordinance.

The subdivision or land development of tracts that are five acres or larger in size shall be limited to the following:

(1) A mix of single-family residential and non-residential uses, as permitted in this district, if subdivided or developed under a preliminary or final subdivision or land development plan. The total number of single-family residential lots or units shall not exceed 50% of the total number of lots or uses on the tract,

(2) Multi-family uses, as permitted in Section 245-14.43 of this Chapter,

(3) A single non-residential use, or

(4) A mix of non-residential uses on one or more lots, as permitted in this district.

SECTION 2: All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3: 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 4: This Ordinance shall take effect and be in force immediately upon enactment.

ENACTED AND ORDAINED, into an Ordinance this _____ day of __________, 2019, by the Board of Commissioners of Upper Allen Township.

ENACTED AND ORDAINED this _____ day of ______________, 2019.

ATTEST: ____________________________  UPPER ALLEN TOWNSHIP

(Assistant) Secretary By: Kenneth M. Martin, President

Board of Commissioners