ORDINANCE 2020-02

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF LOWER ALLEN, CHAPTER 220 (ENTITLED “ZONING”), BY MODIFYING CERTAIN PARKING STANDARDS INCLUDING THOSE IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY DISTRICT

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

SECTION I

Chapter 220 (Entitled “Zoning”) of the Code of Lower Allen Township shall be amended as follows:

1. Article II (Entitled “Terminology”), Section 220-6.C (Entitled “Definitions; word usage”) shall be amended by adding the following new term and definition in appropriate alphabetical order of the existing terms and definitions to read as follows:

TND COMMERCIAL CORE CENTER

A group of establishments located in a core neighborhood and planned and designed to function as a unit with common parking areas and vehicular access.

2. Article XVI (Entitled “Traditional Neighborhood Development (TND) Overlay District”), Section 220-130 (Entitled “Parking”) shall be amended by adding the new Section 220-130.E to read as follows:

E. The 600 foot distance limit for location of required parking spaces relative to a principal building or open space contained in § 220-242.I.(2)(a) may be increased to 1,000 feet for nonresidential uses within a TND if the following conditions are met:

1. Signs are installed to identify such offsite parking spaces as being available for use by patrons of such nonresidential use.

2. Signs that notify patrons of the availability of such offsite parking spaces shall be installed within or at the entrances to parking area serving the nonresidential use and directional signs shall be installed at appropriate locations between the nonresidential use and the offsite
parking spaces so as to direct motorists to such offsite parking spaces from the nonresidential use.

(3) A pedestrian pathway is established to allow pedestrians to walk between the parking area and such nonresidential use.

3. Article XXIV (Entitled “Off-street Parking”), Section 220-239.A (Entitled “Specific parking space requirements”) shall be amended as indicated by the black line and strikeout interlineations below, with strikeout indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

Required Parking Spaces

<table>
<thead>
<tr>
<th>Uses</th>
<th>(GFA = Gross Floor Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>* * *</td>
<td></td>
</tr>
<tr>
<td>Eating establishments</td>
<td>1 per 2 seats</td>
</tr>
<tr>
<td>Fast-food establishments</td>
<td>1 per 30 66 square feet</td>
</tr>
<tr>
<td>GFA</td>
<td></td>
</tr>
<tr>
<td>* * *</td>
<td></td>
</tr>
<tr>
<td>Residential uses</td>
<td></td>
</tr>
<tr>
<td>Single-family dwellings</td>
<td>2 per dwelling unit</td>
</tr>
</tbody>
</table>

Multifamily dwellings (including conversion apartments and excluding accessory apartments) [NOTE: Except in a TND, the total number of required off-street parking spaces for a multifamily dwelling building shall not be less than two spaces per dwelling unit.]

- Age-restricted dwellings: 0.5 per dwelling unit
- Efficiency/studio: 1 per dwelling unit
- 1 bedroom: 1 per dwelling unit
- 2 bedrooms: 2 per dwelling unit
- 3 bedrooms or more: 3 per dwelling unit
Visitor parking 0.2 per dwelling unit
Staff parking 1 per employee on maximum shift
Rental Office 1 per 200 square feet GFA
Clubhouse 1 per 400 square feet GFA if open only to multifamily residents and their invited guests; otherwise, 1 per 100 square feet GFA

* * *

TND Commercial Core Center 1 per 250 square feet GFA, plus 1 space per 4 seats of total eating establishment seats (seats 1 to 150 seats), plus 1 space per 2 seats of total eating establishment seats (seats 151 and above), and minus 1 space per 3 bicycle parking spaces provided (up to a maximum reduction of 5 spaces based upon bicycle parking spaces)

SECTION II

The provisions of this Ordinance, as far as they are the same as those of ordinances in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such ordinances and not as new enactments. The provisions of this Ordinance shall not affect any such suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any ordinance repealed by this Ordinance.

SECTION III

The provisions of this Ordinance are severable, and if any of its provisions shall be held to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision not been included herein.
SECTION IV

This Ordinance shall take effect immediately.

ENACTED AND ORDAINED this _______ day of _________________ 2020.

Attest:  
(Corporate Seal)

BOARD OF COMMISSIONERS
LOWER ALLEN TOWNSHIP

__________________________  ___________________________  
(Assistant) Secretary    (Vice) President