

ORDINANCE NO. 2243

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF CARLISLE CHAPTER 255, ZONING, BY REVISING DEFINITIONS AND PROVISIONS OF THE UM MIXED USE ZONING DISTRICT.

IT IS HEREBY ENACTED AND ORDAINED by the Borough Council of the Borough of Carlisle, Cumberland County, Pennsylvania, as follows:

Section 1: Section 255-12 [Definitions] of Article II [Definitions and Interpretation] of Chapter 255 [Zoning] of the Code of the Borough of Carlisle is hereby amended as follows:

A. MEMBERSHIP CLUB is amended to change that defined word or phrase to MEMBERSHIP CLUB, CLUBHOUSE OR LODGE, PRIVATE, with the definition thereof remaining the same.

B. The Editor's Note contained in the definition of TOWNHOUSE is hereby deleted.

Section 2: Article XVII [UM Mixed Use District] of Chapter 255 [Zoning] of the Code of the Borough of Carlisle is hereby amended as follows:

A. Section 255-122, Special Exception Uses, Paragraph B, is amended to include the following additional use:

(23) Membership Club, Clubhouse or Lodge, Private.

B. Section 255-125, Design Guidelines, is amended as follows:

1. Paragraph B(4)(b)[b] is amended to provide in its entirety as follows:

Green: A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, small-scale active recreation facilities and be naturalistically composed. The typical size is ½ acre to eight acres. The green may serve a secondary purpose of stormwater management. (See Figure 255-125.B.14).

2. Paragraph B(4)(b)[c] is amended to provide in its entirety as follows:

Square: A square is spatially defined by building frontages. Its landscape shall consist of paths, gardens, pavilions, lawns and trees, formally composed. Squares shall be located at the intersection of important thoroughfares and should be bounded on all sides by public rights-of-way or streets. The size is typically ¼ acre to five acres. The square may serve a secondary purpose of stormwater management. (See Figure 255-125.B.15).

3. Paragraph B(4)(b)[d] is amended to provide in its entirety as follows:

Plaza: A plaza shall be spatially defined by building frontages. Its landscape should consist primarily of pavement. Trees should be included but are optional. Plazas should be located at the intersection of important streets. The typical size should be 1/8 acre to two acres. The plaza may serve a secondary purpose of stormwater management. (See Figure 255-125.B.16).

4. Paragraph B(4)(b)[g] is amended to provide in its entirety as follows:

Neighborhood multipurpose field: A neighborhood multipurpose field may be spatially defined by landscaping rather than building frontages. There should be a twenty-foot clear zone at the perimeter for viewing and should be landscaped with canopy trees. If this area is adjacent to a thoroughfare, the street trees may provide the necessary shade. The minimum size should be three acres. This field may serve a secondary purpose of stormwater management. (See Figure 255-125.B.19).

- C. Section 255-126, Additional Requirements, is amended as follow:

1. Paragraph D(1)(b) is amended to change the minimum gross area of designated nonresidential uses from 35% to 15%.
2. Paragraph D(1)(c) is amended to change the maximum gross area to be designated as residential use from 60% to 55%.
3. Paragraph D(3) is amended to add at the end thereof “when calculating gross area”.

Section 3: In all other respects, Chapter 255 [Zoning] of the Code of the Borough of Carlisle shall remain as previously enacted and amended, which Chapter, as amended, is hereby re-enacted in its entirety.

Section 4: All other ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 5: The provisions of this Ordinance shall be severable. If any of its provisions shall be held to be unconstitutional, illegal or otherwise invalid, that decision shall not affect the remaining provisions of the Ordinance or any other provision, section, article or chapter of the Code of the Borough of Carlisle.

Section 6: This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 12th day of May, 2016.

ATTEST:

BOROUGH OF CARLISLE

Signature on file in Borough Manager's Office

Signature on file in Borough Manager's Office

Joyce E. Stone, Secretary

Timothy A. Scott, Mayor