

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF UPPER ALLEN TOWNSHIP, CHAPTER 245 (ZONING), SECTION 157 TO MODIFY CERTAIN HEIGHT ADJUSTMENTS 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 Code of Upper Allen Township, Chapter 245 (Zoning), Article XX, Supplemental Regulations, Section 157 (Height Adjustments), Subsection B(3), shall be and is hereby amended to read as follows:

- (3) BPO, INS, I shall not exceed 55 feet, except that multifamily dwellings in the BPO District shall be permitted to have a maximum height of 65 feet if a parking garage is provided on the first floor of the building and motels/hotels with conference/convention centers in the BPO District shall be permitted to have a maximum height of 85 feet; provided that for each additional one foot above 55 feet the width of each side yard is further increased by two feet or, in the case of more than one principal building on a single lot, the separation distance between buildings is further increased by two feet.

**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 lot may have one driveway and may have no more than two driveways where the lot has a street frontage width of 100 feet or more. Notwithstanding the foregoing and Chapter 220, where more than one single-family- or two-family dwelling unit is proposed on one lot, each individual dwelling unit shall be permitted to have one driveway.

**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. Notwithstanding the foregoing, for each 100 feet of additional street frontage beyond the minimum street frontage required for the applicable zoning district, one additional access drive shall be permitted per lot or street frontage.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Board of Commissioners of Upper Allen Township.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_.

**ATTEST:**

**UPPER ALLEN TOWNSHIP**

\_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
Kenneth M. Martin, President  
Board of Commissioners