

## **NOTICE**

Notice is hereby given that at the regularly scheduled meeting of the Board of Supervisors of Lower Frankford Township on August 6, 2019 starting at 7:00 p.m. located at the Lower Frankford Township Municipal Building, 1205 Easy Road, Carlisle, PA 17015, the Board of Supervisors will consider for adoption and enactment and, if approved for action, adopt and enact the following proposed Ordinance:

### **ORDINANCE NO. 2019-1**

An Ordinance of the Township of Lower Frankford, Cumberland County, Pennsylvania, amending and replacing the existing Zoning Ordinance and Zoning Map of Lower Frankford Township,

This Ordinance is summarized as follows:

SECTION 1: This Section indicates that the Ordinance shall repeal and replace the Zoning Ordinance of Lower Frankford Township of 1994 and its amendments at Ordinance 99-ZA1 and Ordinance 2013-01.

SECTION 2: This Section incorporates a new and replacement Zoning Ordinance which is attached as Exhibit A to the Ordinance and a new and replacement Zoning Map which is attached as Exhibit B to the Ordinance. The new Zoning Ordinance being adopted has various Articles summarized as follows:

ARTICLE 1-General provisions with respect to effective date, interpretation, etc.

ARTICLE 2-A definitional section defining words and phrases.

ARTICLE 3-This section establishes Zoning Districts and the Zoning Map. A new Agricultural Zone is being added to the Ordinance along with the other existing zones of Agricultural Residential Zone, Conservation Zone, Flood Plane Zone and Village Zone.

ARTICLE 4-Describes the permitted uses and standards within the Agricultural District.

ARTICLE 5-Describes the permitted uses and standards within the Agricultural Residential District.

ARTICLE 6-Provides for the permitted uses and standards within the Conservation District.

ARTICLE 7-Provides for rules and regulations with respect to the Floodplain Conservation Overlay District.

ARTICLE 8-Provides for permitted uses and standards within the Village Residential District.

ARTICLE 9-Provides for various conditional uses and standards that must be applied for each use.

ARTICLE 10-Addresses regulations with respect to non-conforming uses, structures and lots.

ARTICLE 11-Provides for supplemental regulations dealing with various specific uses.

ARTICLE 12-Provides for administration, permits and fees.

ARTICLE 13-Provides for enforcement, violations and penalties.

ARTICLE 14-Provides for the Zoning Hearing Board and other administrative proceedings.

ARTICLE 15-Addresses potential amendments and appeals.

ARTICLE 16-Notes the date of enactment of the Ordinance.

SECTION 3 provides for repeal of all parts of Ordinances inconsistent with the new Zoning Ordinance and Zoning Map.

SECTION 4 provides that the provisions of the Ordinance shall be severable and in the event any provision is declared invalid such invalidity shall not affect the remaining provisions of the Ordinance.

SECTION 5 provides for the effective date.

SECTION 6 of the Ordinance provides for the effective date.

A copy of the proposed Ordinance in its entirety along with the new revised Zoning Map is available for review at the Township Office during regular business hours. Copies of all or portions of the Ordinance will be available for purchase at cost of reproduction. Persons who wish to purchase a complete copy of the Ordinance are asked to call the Township in advance at (717) 243-0855. Copies are also being furnished and may be examined at the Offices of the Sentinel Newspaper at 327 B Street, Carlisle PA 17013.

Hubert X. Gilroy, Esquire  
MARTSON LAW OFFICES  
Solicitor Lower Frankford Township