

**SHIPPENSBURG TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2015-04**

**AN ORDINANCE TO AMEND THE SHIPPENSBURG TOWNSHIP ZONING  
ORDINANCE OF 2008 BY REZONING APPROXIMATELY 124.51 ACRES, LOCATED  
IMMEDIATELY TO THE NORTHWEST OF CRAMER ROAD AND INTERSTATE 81  
FROM C-2 AND R-2 ZONING DISTRICTS TO I ZONING DISTRICT, AND AMENDING  
SECTION 1303.B TO INCREASE THE MAXIMUM BUILDING HEIGHT**

It is hereby enacted and ordained by the Board of Supervisors of Shippensburg Township, Cumberland County, Pennsylvania that the Shippensburg Township Zoning Ordinance of 2008, Ordinance No.2008-04, is amended as follows:

A. The zoning map of Shippensburg Township is revised to change a portion of a certain Medium Density Residential (R-2) District and General Commercial (C-2) District to Industrial (I) District as follows:

1. Those three (3) tax parcels of land aggregating approximately 80.87 acres, they being 36-12-0322-003, 36-12-0322-001, and 36-12-0322-002, located immediately to the northwest of Cramer Road and Interstate 81, and presently zoned in the General Commercial (C-2) District, are rezoned into the Industrial (I) District pursuant to the Shippensburg Township Zoning Ordinance of 2008, Ordinance 2008-04, Article XVIII, Section 1800.
2. That tax parcel of land comprising approximately 43.64 acres, that being parcel number 36-12-0320-050, located immediately to the northwest of Cramer Road and Interstate 81, and presently zoned in the Medium Density Residential (R-2) District, is rezoned into the Industrial (I) District pursuant to the Shippensburg Township Zoning Ordinance of 2008, Ordinance 2008-04, Article XVIII, Section 1800.

B. The Shippensburg Township Zoning Ordinance of 2008, Article XIII, Industrial (I), Section 1303.B, Minimum Area and Density Requirements, is hereby amended to read:

B. Proposed uses shall be developed on land of sufficient area to accommodate the physical structure(s) when complying with off-street parking regulations and any other applicable regulations of this Ordinance, and the following dimensional requirements:

Mimimum Lot Area*	2 acres
Mimimum Lot Width	250 feet
Minimum Front Yard	50 feet

Minimum Side Yards	30 feet
Minimum Rear Yards	50 feet
Maximum Building Height	50 feet
Maximum Building Coverage	50%
Maximum Impervious Coverage	80%

\*When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or Department of Environmental Protection for factors relating to health and sanitation.

C. All other provisions of the Shippensburg Township Ordinance of 2008 shall remain unchanged by this Ordinance.

**ENACTED AND ORDAINED** by the Board of Supervisors of Shippensburg Township, Cumberland County, Pennsylvania, this 11<sup>th</sup> day of July, 2015 in session duly assembled.

SHIPPENSBURG TOWNSHIP  
BOARD OF SUPERVISORS

By: [Signature]  
Chairman

By: [Signature]  
Supervisor

By: [Signature]  
Supervisor

ATTEST

[Signature]  
Secretary