

**SHIPPENSBURG TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
ORDINANCE NO. 2018-03**

**AN ORDINANCE TO AMEND THE SHIPPENSBURG TOWNSHIP
ZONING ORDINANCE OF 2008 BY ADDING A STUDENT HOUSING OVERLAY
DISTRICT AND TO AMEND THE ZONING MAP TO INCORPORATE THE DISTRICT.**

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:

1. The Zoning Ordinance of Shippensburg Township is revised by establishing a new Article XVI, to be the Student Housing Overlay District (SH), and re-numbering all Articles that appear thereafter. Article XVI is as follows:

ARTICLE XVI

(SH) Student Housing Overlay District

Section 1600 Purposes

The purpose of this Article is to:

- A. Protect the single-family owner-occupied residential character of the immediate neighborhood surrounding an institution of higher learning.
- B. Permit the residence of students "off-campus" proximate to the institution.
- C. Protect the character of the area.
- D. Promote the safety of all residents.
- E. Diminish those influences which infringe on the quiet enjoyment of the single-family owner-occupied residences, such as noise, unruly and lewd behavior, litter, overcrowding, additional parking needs and diminished maintenance of structures and their grounds.

Section 1601 Student Residences

- A. Requirements of student residences within the Student Housing Overlay District.
 1. The owner of a structure in which student residence was in existence as of May 31, 2018 and at that time was properly registered with the Township Zoning Office as required by the Shippensburg Township Landlord

Registration Ordinance, Ordinance 2015-01, may continue that use subject to Section 362 of this Ordinance, and shall continue to renew the registration annually. The annual registration application shall be fully supported by the requisite documentation outlining the student residence living arrangement.

2. Within this Student Housing Overlay District, student residences shall be limited to a maximum of four (4) students per unit.
 3. These regulations shall enhance the provisions of the underlying zoning district and shall apply in addition to those provisions. Where provisions of this section and the underlying zoning district that regulate the same specific matter differ, the most restrictive provision shall apply.
 4. Public gatherings shall be prohibited in the front and side yards of all student residences and shall be confined to the rear yards. This prohibition includes all games, including but not limited to beer pong, dunk tanks, beverage storage or dispensing, and the use of inflatable apparatus. This prohibition shall also include indoor furniture, outdoor grilling, and the playing of musical/stereo equipment. Gatherings shall not exceed the number of persons allowed pursuant to the Township Public Gathering Ordinance (11-1) and may not violate any other Township Ordinances.
 5. Student residents must comply at all times with all provisions of all other applicable ordinances of Shippensburg Township, as amended, including but not limited to: the Liquor and Open Container Ordinance (78-5), Noise Ordinance (98-4), Public Gathering Ordinance (11-1), Nuisance Ordinance (11-7), Outdoor Fires Ordinance (12-6), and the Landlord Registration Ordinance (15-1).
 6. Landlords and their tenant(s) must sign a supplementary agreement on a form provided by the Township that stipulates a mutual understanding of the legal number of occupants, the maintenance obligations of the landlord, obligation of decent conduct by tenants, and an understanding of Township ordinances and associated penalties for failure to adhere, a current copy of which must be provided to each landlord at the time of licensing and annual renewal. Said agreement must be provided to the Township within 30 days of occupancy, updated with the Township within 30 days of any change, and a copy provided, as applicable, to the student tenant's parent(s) or legal guardian.
2. The Student Housing Overlay District shall encompass that area bounded on the north by Handshaw Avenue, east by North Queen Street, south by Coy Avenue, and west by High Street, and shall include all premises with frontage on Richard Avenue, which area shall be shown as such on the Shippensburg Township Zoning Map, adopted as Section 201 of this Ordinance. See Exhibit A attached hereto and made a part hereof.

3. All other provisions of the Shippensburg Township Zoning Ordinance of 2008 are unaffected by this Ordinance and shall remain in full force and effect.
4. All later provisions of the Shippensburg Township Zoning Ordinance of 2008 are hereby re-numbered as needed and all references to this and later provisions of are hereby amended as necessary.

ENACTED AND ORDAINED by the Board of Supervisors of Shippensburg Township, Cumberland County, Pennsylvania, this 5th day of May, 2018 in session duly assembled.

SHIPPENSBURG TOWNSHIP
BOARD OF SUPERVISORS

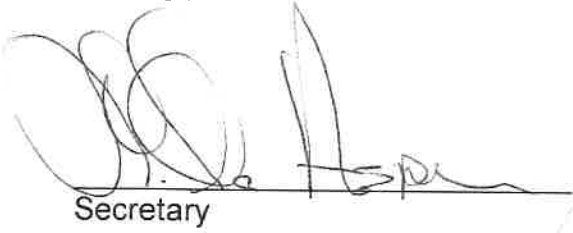
By: _____
Chairman



By: _____
Supervisor

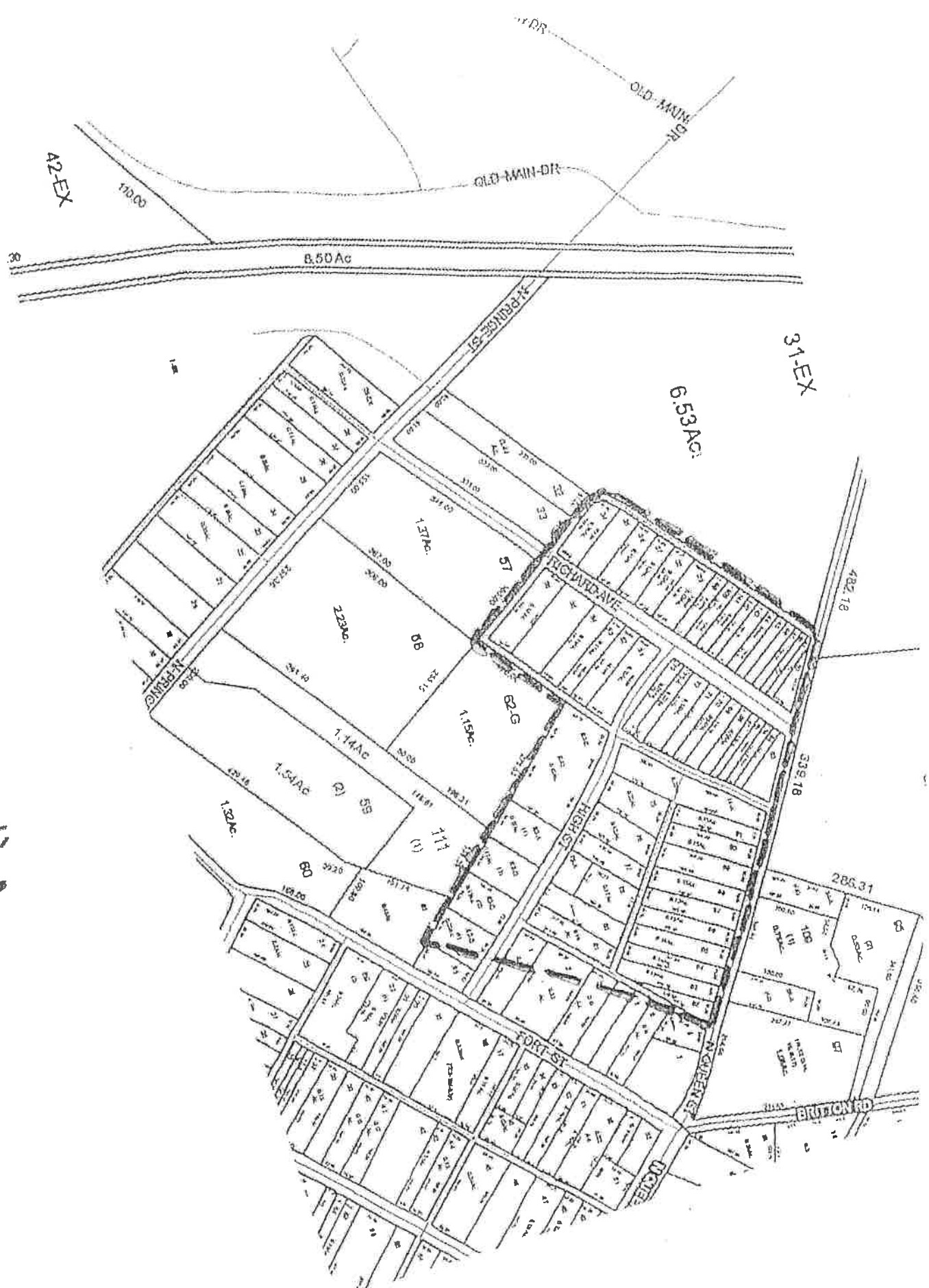


ATTEST



Secretary

By: _____
Supervisor



A2-EX

31-EX

TEMPORARY EXHIBIT A