

**CAMBRIDGE TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA  
ORDINANCE NO. 01 OF 2022**

AN ORDINANCE OF CAMBRIDGE TOWNSHIP, CRAWFORD COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE 2016  
CAMBRIDGE TOWNSHIP ZONING ORDINANCE AND THE CAMBRIDGE  
TOWNSHIP ZONING MAP TO REZONE PARCELS LOCATED IN THE I-2  
INDUSTRIAL PARK ZONING DISTRICT TO THE R-1 SUBURBAN  
RESIDENTIAL ZONING DISTRICT

**WHEREAS**, the Board of Supervisors of Cambridge Township received a Petition for Zoning Amendment from the Northwestern Rural Electric Cooperative Association, Inc., of 22534 State Highway 86, Cambridge Springs, Pennsylvania 16403, to rezone parcels of property currently located in the Cambridge Business Center, and described and identified as Tax Parcel Nos. 1506-078-1, 1506-078-2, 1507-001, the portion of Tax Parcel No. 1505-056 situate on the east side of Electric Drive (T-820) and the portion of Tax Parcel No. 1506-078 situate on the east side of State Highway 86 (SR0086), and along Electric Drive (T-820) and Wenner Drive (T-822), from the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District, for the reasons that interest in the industrial development has not materialized over the last 20 years, while interest in residential and related uses of the lands have been shown to exist; and

**WHEREAS**, the Board of Supervisors of Cambridge Township received a Petition for Zoning Amendment to amend the 2016 Cambridge Township Zoning Ordinance, from the Northwestern Rural Electric Cooperative Association, Inc., of 22534 State Highway 86, Cambridge Springs, Pennsylvania 16403, to add or include "senior centers and community centers" to the definition of "Place of Worship or Assembly"; and

**WHEREAS**, the Board of Supervisors of Cambridge Township has received notification from property owners, Samuel R. and Donna J. Reese of their desire to have their parcel described and identified as Tax Parcel No. 1505-44, rezoned from the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District; and

**WHEREAS**, the Board of Supervisors has determined that the requested amendments to the 2016 Cambridge Township Zoning Ordinance and the Cambridge Township Zoning Map will be in conformity with the surrounding properties and in the best interest of the Township.

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby enacted and ordained by the Board of Supervisors of the Township of Cambridge:

**Section 1 – Amendment to Definition of "Place of Worship and Assembly"**. The definition of "Place of Worship and Assembly" found in Section 201 of Article II, entitled "Definitions" of the 2016 Cambridge Township Zoning Ordinance is hereby amended to read as follows:

Place of Worship and Assembly – a place of religious instruction or public gathering, which may include incidental instruction, office and charitable activities. Examples include Churches, Synagogues, Mosques and temples, government assembly halls, indoor museums, *senior centers, community*

*centers* and libraries. This definition does not include a public school, university, college, trade or commercial school, day care services, or any form of group residence or halfway house.

## **Section 2 – Amendments to the Cambridge Township Zoning Map.**

The Cambridge Township Zoning Map is hereby amended as follows: (a) The properties identified by Crawford County Tax Parcel Numbers 1505-44, 1506-078-1, 1506-078-2, 1507-001, the portion of Tax Parcel No. 1505-056 situate on the east side of Electric Drive (T-820) and the portion of Tax Parcel No. 1506-078 situate on the east side of State Highway 86 (SR0086), and along Electric Drive (T-820) and Wenner Drive (T-822), all as shown on the attached map identified as Exhibit A, are hereby rezoned from Industrial Park (I-2) to Suburban Residential (R-1) Zoning District.

A copy of the Cambridge Township Zoning Map as so revised is attached as Exhibit B.

**Section 3 –Amendment of Article III of the 2016 Cambridge Township Zoning Ordinance entitled “Table 304B – R-1 – Suburban Residential District Lot, Yard, and Height Standards.”** “Table 304B – R-1 – Suburban Residential District Lot, Yard, and Height Standards” of the 2016 Cambridge Township Zoning Ordinance for the “Minimum Width of Lot (Feet) for Single Family Dwellings with Public Water and Sewer” be amended to “100” from “1,000.”

**Section 4 –Amendment of Article VIII, Section 802 of the 2016 Cambridge Township Zoning Ordinance entitled “Initiation of Zoning Amendments”.** Section 802, and related subsections, of the 2016 Cambridge Township Zoning are hereby amended to read as follows:

**802 – Initiation of Zoning Amendments.** Amendments to this Ordinance may be initiated by the Board of Township Supervisors, or by application of a landowner, in accordance with the provisions of this Ordinance, or in any manner authorized under the Pennsylvania Municipalities Planning Code or other law.

## **Section 5 – Construction and Severability.**

- A. The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.
- B. It is the intention of the Municipality’s governing body that the provisions of this Ordinance are severable and if any provisions of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

**Section 6 – Repealer.** All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 7 – Ratification.** All other portions, parts and provisions of the 2016 Cambridge Township Zoning Ordinance and Cambridge Township Zoning Map as heretofore enacted and amended, shall remain in force and effect.

**Section 8 – Effective Date.** This Ordinance shall become effective five (5) days after its enactment.

Ordained and Enacted this 11<sup>th</sup> day of April, 2022.

**CAMBRIDGE TOWNSHIP BOARD OF SUPERVISORS**

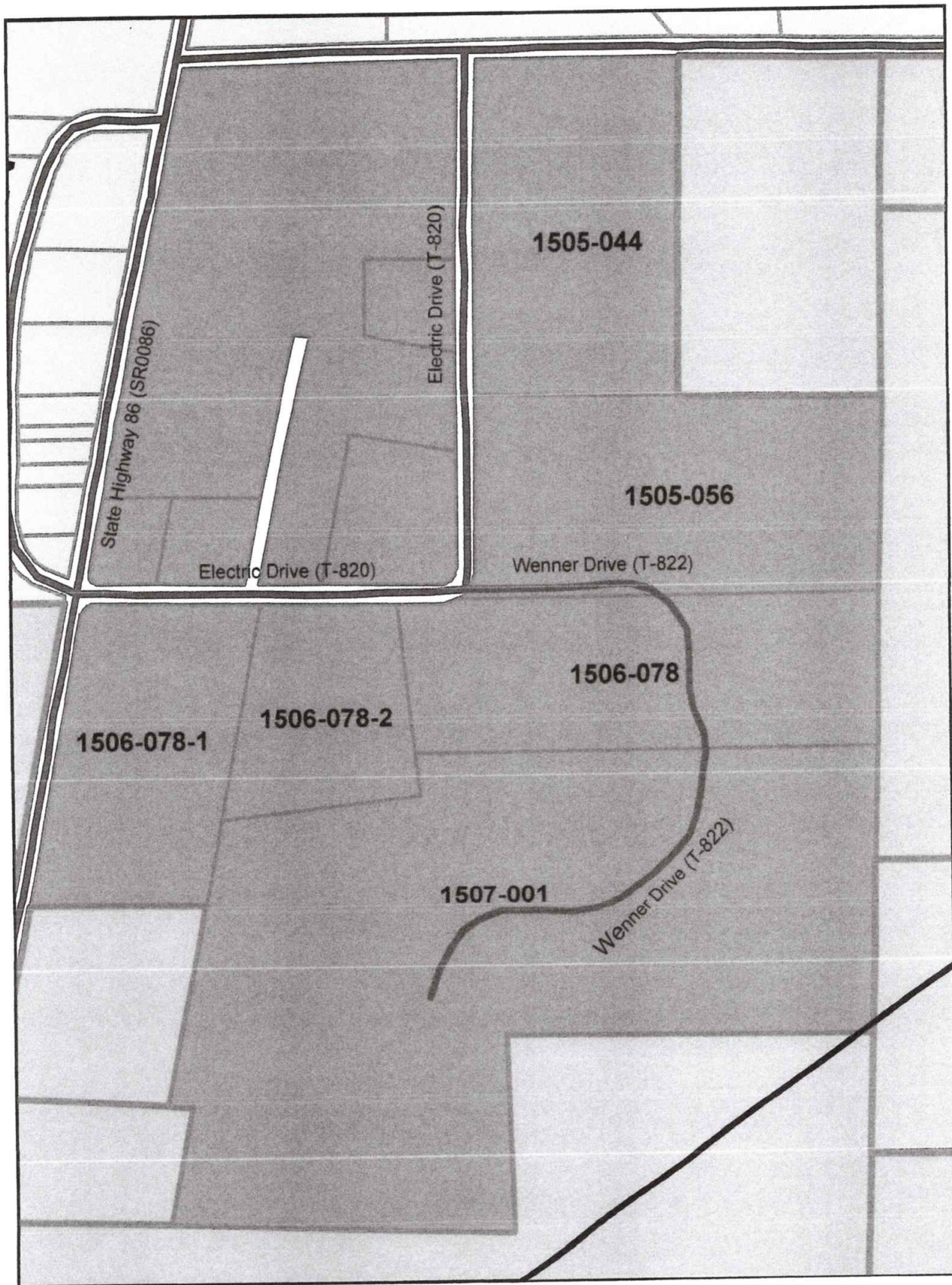
By: Kevin K. Cole  
Kevin K. Cole, Chairman

By: Charles J. Bauer  
Charles J. Bauer, Vice-Chairman

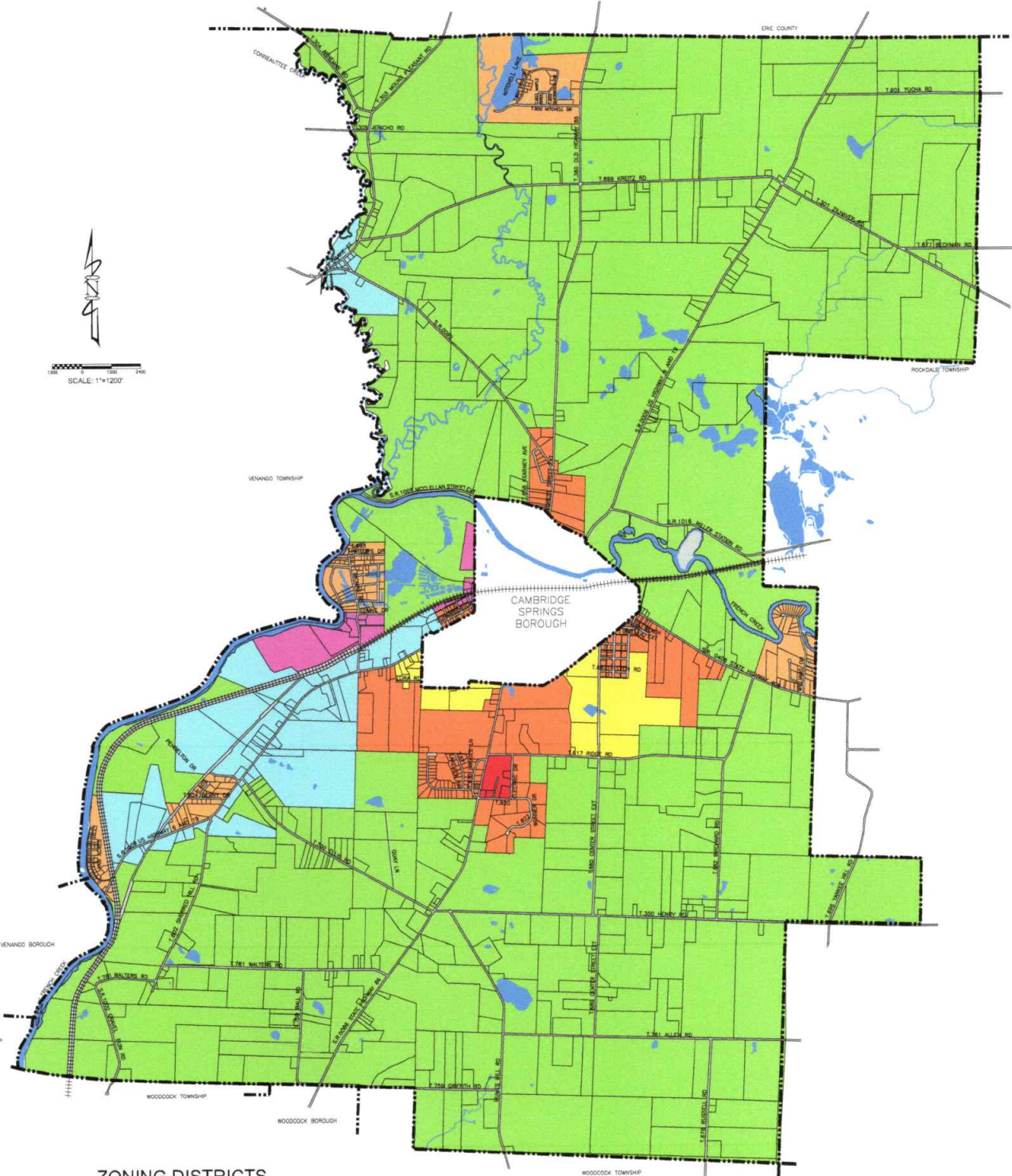
By: Bernard J. Blystone  
Bernard J. Blystone, Supervisor

ATTEST:

Debra E. Merritt  
Secretary



**Exhibit A**



**ZONING DISTRICTS**

- AG- AGRICULTURE
- C- COMMERCIAL
- I-1 INDUSTRIAL
- I-2 INDUSTRIAL PARK
- R-1 SUBURBAN RESIDENTIAL
- R-2 GENERAL RESIDENTIAL INSTITUTION
- R-R RESIDENTIAL
- ROW

- NOTES:
1. THE PROPERTY LINES, ROADS, AND OTHER PHYSICAL FEATURES WERE REPRODUCED FROM A DRAWING PREPARED BY THE CRAWFORD COUNTY PLANNING COMMISSION.
  2. THE MUNICIPAL BOUNDARY LINES WERE REPRODUCED FROM DRAWINGS PROVIDED BY THE CRAWFORD COUNTY PLANNING COMMISSION AND CAMBRIDGE TOWNSHIP.
  3. THE ZONING DISTRICT BOUNDARIES WERE REPRODUCED FROM MAPPING PROVIDED BY CAMBRIDGE TOWNSHIP.
  4. THIS ZONING MAP REVISION HAS BEEN UNDERGONE TO REFLECT ZONING DISTRICT CHANGES ADOPTED BY ORDINANCE NO. 01 OF 2023 WHICH CHANGES LOCATED ALONG THE SOUTH AND EAST SIDE OF ELECTRIC DRIVE HAVE BEEN REZONED FROM THE I-2 INDUSTRIAL PARK DISTRICT TO THE R-1 SUBURBAN RESIDENTIAL ZONING DISTRICT.

**CAMBRIDGE TOWNSHIP OFFICIAL ZONING MAP**  
 CRAWFORD COUNTY, PENNSYLVANIA  
**Exhibit B**