

DATE: Oct. 22, 2012

CAMBRIA TOWNSHIP
CAMBRIA COUNTY
PENNSYLVANIA
ORDINANCE NO. 2010-206 (E)

AN ORDINANCE OF THE TOWNSHIP OF CAMBRIA, CAMBRIA COUNTY, PENNSYLVANIA, AMENDING CAMBRIA TOWNSHIP ZONING ORDINANCE AND ZONING MAP-NO. 2010-206 AS TO DESIGNATION OF ZONING AS TO CERTAIN LAND AREAS IN THE TOWNSHIP AND TO ALLOW FOR ADDITIONAL PERMITTED USES IN CERTAIN ZONING DISTRICTS AND AMENDMENT AS TO MAXIMUM PARKING.

WHEREAS, the Township of Cambria, did on December 10, 2010, duly adopt-Cambria Township Zoning Ordinance and Map #2010-206, AND

WHEREAS, after further and subsequent review, consideration of Public Comments and Requests, and after Public Hearing with Consultation, the Board of Supervisors of the Township of Cambria finds that it is in the best interest of the Public and further development of the Township that the following amendment(s) to the Cambria Township Zoning Ordinance No. 2010-206, BE ADOPTED.

NOW, THEREFORE, the Board of Supervisors of the Township of Cambria, on behalf of the Township of Cambria, hereby ordains and enacts as follows:

- 1.) The Cambria Township Zoning Ordinance and Zoning Map-(2010-206) is hereby amended and changed so that the Zoning District/Area Designation involving the

Exh 3

“PA State Route 422-Village of Revloc-Corridor” in an area on the north side of State Route 422, extending west from the Ebensburg Borough line and north and west along Township Municipal Road and along the northerly line of Union Training Center - Map No. 08-018-100.4 and T.H.S., Inc., 08-018-130 (120.8 acres) to the easterly line of said T.H.S., Inc., 08-018-130 and easterly line of 08-018-3, Loppiccolo, Jr. (used car lot) and on the south side of Route 422, west from Municipal Road - Ebensburg Borough Line-on south to certain alley, west to Belair Street (Cambria Twp. Ball Field), north along Belair Street to Route 422, change from RMH (Residential Multiple Household) to CH (Highway Commercial)-with uses and regulations applicable to such zoning district/area.

2.) The Cambria Township Zoning Ordinance and Zoning Map (2010-206) is hereby amended and changed so that the Zoning District/Area designation involving the area south of the Pennsylvania Central Railroad Right-of-Way, located in the “Mylo Park” section of Cambria Township now with Zoning District/Designation is changed from R.M.H. (Residential Multiple Household) to R.S.H. (Residential Single Household)-with uses and regulations applicable to such Zoning District/Area.

3.) The Zoning District/Area Designation involving the Cambria Township Route No. 601, Jamesway Road area, extending from West High Street, Ebensburg Boro, Mylo Park area to the Wal-Mart Plaza entrance, is changed from the/any Residential Designation (R.S.H.) Residential Single Household, (R.M.H.) Residential Multiple Household to H.C.-Highway Commercial-with uses and regulations applicable to such Zoning District/Area.

4.) The Zoning District/Area Designation involving the Agway area, contiguous to Admiral Peary Highway – Route 22 (Map No. 08-11), now designated R.S.H.

(Residential Single Household) is changed / amended so that the area is designated MX-VC-Mixed Use Village Commercial.

5.) The Zoning District/Area Designation involving a certain tract of land approximately 332 acres, bearing Cambria County Assessment Map No.-08-32-100 and currently owned by Rodney Davis, et. al., which is contiguous to extensive lands zoned / designation A.G. (Agricultural) is changed from its current O.C. (Open Space Conservation) to A.G. (Agricultural) - with uses and regulations applicable to such Zoning District/Area.

6.) The Zoning Area Designation of certain lands, described in Cambria County Court Orders entered to No. 2011-4457, owned by the William Natcher Family, L.L.C., as per said Court Order, is changed from R.S.H. (Residential Single Household) to H. C. (Highway Commercial) District- with uses and regulations applicable to such Zoning District/Area.

7.) The Zoning Area Designation of the northerly area of "Old U.S. Route 219", extending past Emerald Estates area to the Cambria Twp/East Carroll Twp. line, with zoning designation R.M.H. (Residential Multiple Household) is changed to H.C. (Highway Commercial) - with uses and regulations applicable to such Zoning District / Area.

8.) Section 506-H.C.-Highway Commercial-Section 506.2, Permitted Uses, is amended to include and state: (see pg. 73 of Cambria Township Ordinance 2010-206)

38.-All permitted and special exception uses designated in R.S.H. (Residential Single Household), R.M.H. (Residential Multiple Household) and R.M.H.P.

(Residential Mobile Home Park) and shall be subject to the regulation relative to such use as set forth under their respective use designation(s).

39.-All the MX-VC (Mixed Use Village Commercial)-sec. 504.2-Permitted Uses-B-Non-Residential Uses and shall be subject to the regulation as to Non-Residential Uses set forth in and under the MX-VC (Mixed Use Village Commercial) designation.

9.) Section 507-I.L. (Light Industrial) - Section 507.1 - Purpose-Section 507.2-Permitted Uses, shall be amended to include and state: (see pg. 79 of Cambria Township Ordinance 2010-206)

18.-all Permitted Uses and Special Exceptions included in R.S.H. (Residential Single Household), R.M.H. (Residential Multiple Household), R.M.H.P. (Residential Mobile Home Park) and H.C. (Highway Commercial) and shall be subject to such regulations as set forth under their respective use designation.

10.) The Maximum Allowed Parking Designation set forth in the C.G.-General Commercial-Sec. 505.7-Required Off-Street Parking, pgs.70-72, C.H. Highway Commercial, Sec. 506.7-Required Off-Street Parking and Loading, pgs. 77-78, L.I.-Light Industrial, Sec. 507.9, Required Off-Street Parking and Loading, pgs. 81-82, I.H.-Heavy Industrial-Sec. 508.10, Required Off-Street Parking and Loading, Pgs. 85-87, are deleted so that there is no maximum limitation to be set forth or applicable in said-Use Designation Areas.

ORDAINED AND ENACTED INTO AND AS AN ORDINANCE OF THE
TOWNSHIP OF CAMBRIA THIS 22 DAY OF October, 2012.

TOWNSHIP OF CAMBRIA:

Robert Smith
CHAIRMAN

David Brown
VICE CHAIRMAN

Leah Brackin
SUPERVISOR

ATTEST: *Neema Ciens*
Secretary