

## Chapter 143

### PARKING LOTS, MUNICIPAL

#### ARTICLE I

#### Lease of Spaces to Commercial Interests

§ 143-1. Spaces set aside.

§ 143-2. Availability.

§ 143-3. Number of spaces.

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§ 143-5. Use of spaces.

§ 143-6. Additional conditions of lease.

[**HISTORY:** Adopted by the Borough Council of the Borough of Camp Hill as indicated in article histories. Amendments noted where applicable.]

#### GENERAL REFERENCES

Vehicles and traffic — See Ch. 190.

Zoning — See Ch. 200.

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#### ARTICLE I

#### Lease of Spaces to Commercial Interests

[Adopted 7-10-1991 by Ord. No. 915, approved 7-10-1991]

§ 143-1. Spaces set aside.

There are hereby set aside a maximum of 18 parking spaces in the Borough parking lot located on School Alley between North 21st Street and North 22nd Street in the Borough for lease to owners of real property utilized for business purposes.

§ 143-2. Availability.

Such lease spaces shall be available only to those commercial interests which, in the absence of the availability of such spaces, would be unable to meet the requirements of the Camp Hill Zoning Ordinance<sup>1</sup> relating to number of parking spaces and are located within 300 feet of the municipal parking lot.

§ 143-3. Number of spaces.

The number of spaces available to any one commercial interest shall be limited to one space in the municipal lot for each four spaces otherwise provided by the business requesting the same. No more than seven spaces shall be leased to any one business property.

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1. Editor's Note: See Ch. 200, Zoning.

**§ 143-4. Term of lease.**

Each lease shall be for a minimum term of 20 years and shall provide that the agreed-upon lease payment shall constitute a charge upon the land of the underlying fee. A memorandum of lease reciting these provisions shall be recorded in the Cumberland County Recorder of Deeds' office.

**§ 143-5. Use of spaces.**

The utilization of the leased spaces shall be primarily for and by the employee(s) and occupant(s) of the lessee, so that clients and customers may utilize spaces contiguous to the business.

**§ 143-6. Additional conditions of lease.**

The lease shall contain such other reasonable and usual terms relating to enforcement, maintenance, etc., determined by the Borough Manager and approved by the Borough Solicitor. The Borough Manager is specifically authorized to negotiate and bind the Borough to leases as are consistent with the provisions of this chapter.