

Ordinance No. 2020-12

AN AMENDMENT TO THE CAMP HILL BOROUGH ZONING  
ORDINANCE TO ESTABLISH A SETBACK FOR RESTAURANT  
DRIVE-THRU SERVICE FROM RESIDENTIAL DISTRICTS,  
AND TO CHANGE THE ZONING DISTRICT FOR LAND  
SOUTHEAST OF CUMBERLAND  
BOULEVARD AND 21ST STREET FROM THE COMMERCIAL  
HIGHWAY DISTRICT TO THE MDRO MEDIUM DENSITY  
RESIDENTIAL OFFICE DISTRICT.

Under the procedures and authority of the Pennsylvania Municipalities Planning Code, the Borough Council of Camp Hill Borough, Cumberland County, Pennsylvania hereby enacts and ordains the following amendment to the Camp Hill Borough Zoning Ordinance:

Part 1. Drive-Thru Uses.

The following is added as a new subsection 1108.E.7., regarding drive-thru facilities for all zoning districts where the use is allowed:

“A. Any part of an outdoor ordering station or a building window used for restaurant motor vehicle drive-thru service shall be setback a minimum of 150 feet from a residential zoning district boundary. This setback shall not apply to a walk-up window or a parking space used for customers to pick up orders that were made in advance over the phone or the internet, and which do not involve use of an intercom system.”

Part 2. Zoning Map Change

The two lots that are southeast of the intersection of Cumberland Boulevard and 21<sup>st</sup> Street that are currently zoned CHO Commercial Highway District are hereby changed to be within the MDRO Medium Density Residential Office District, as shown on the attached Map that is labeled Exhibit A.

Part 3. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

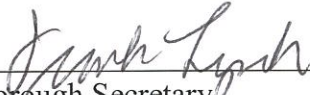
Part 4. Severability. The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

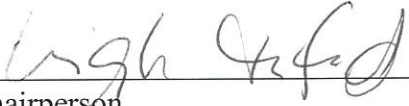
Effective Date. This Ordinance shall be effective immediately following its legal enactment.

This Ordinance is hereby ENACTED and ORDAINED this 9<sup>th</sup> date of December, 2020 by the Borough Council of Camp Hill Borough.

ATTEST:

**Borough Council of Camp Hill Borough**

  
\_\_\_\_\_  
Borough Secretary

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Mayor