

Proposed Revisions

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 01-2026

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE FOLLOWING SECTIONS OF THE CECIL TOWNSHIP CODE OF ORDINANCES, AS AMENDED: SECTION 240-39.1(B), TO ADD AND AMEND DEFINITIONS RELATED TO THE MUC DISTRICT; SECTION 240-39.1(D), TO INCLUDE PROVISIONS FOR PROPERTIES IN THE MUC DISTRICT MEASURING LESS THAN 25 ACRES AND PROPERTIES IN THE MUC DISTRICT MEASURING 25 ACRES OR MORE; AND APPENDIX E, TO ACCOMMODATE SUCH AMENDMENTS.

WHEREAS, the Cecil Township Board of Supervisors (“**Board**”) has the power to protect the health, safety, and welfare of the people and property in Cecil Township (“**Township**”); and

WHEREAS, the Board finds that it is in the best interest of the residents and citizens of the Township to amend Section 240-39.1 and Appendix E of the Cecil Township Zoning Ordinance, as amended;

WHEREAS, the Township seeks to amend the Cecil Township Zoning Ordinance as set forth herein; and

WHEREAS, this Amendment was reviewed by the Township Planning Commission at a public meeting held on _____, after which the Township Planning Commission recommended adoption to the Board; and

WHEREAS, this Amendment was sent to the Washington County Planning Commission and, on _____, the Washington County Planning Commission advised that it had no additional comments regarding the ordinance change; and

WHEREAS, the Board held a duly advertised public hearing on _____ to consider the enactment of the Amendment; and

WHEREAS, the Board has given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the citizens of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

SECTION 1.

Section 240-39.1(B) is hereby amended as follows, with underlined text indicating new language to be added to the Section and stricken text indicating language to be removed from the Section:

COMMUNITY RESIDENTIAL FACILITY

A state licensed residential facility providing a place of residence for not more than four (4): foster children, intellectually disabled children, children with mental illness, or physically disabled children, and including the required number of staff and live-in supervisors who provide service for such residents on a twenty-four (24) hour a day basis. For the purpose of this definition, a child is any person under the age of eighteen (18). This definition does not include rest homes, convalescent homes for the elderly, homes for adjudicated delinquents, or other court-sentenced individuals.

DAY CARE CENTER

A facility, licensed by the Commonwealth of Pennsylvania, located within a building not used for dwelling purposes, for the care, during part of a twenty-four-hour day, for children only under sixteen (16) years of age, handicapped persons, or elderly persons, for a maximum of twelve (12) hours a day.

DAY CARE HOME

A facility, licensed by the Commonwealth of Pennsylvania, located within a dwelling for the care, on a regular basis during part of a twenty-four-hour day, of not more than seven (7) children under sixteen (16) years of age, for a maximum of twelve (12) hours a day, excluding care provided to children who are relatives of the provider, and which meets all standards required by this chapter.

PARCEL

An individual plot of land in place at the time of the enactment of this ordinance. Parcels measuring less than 25 acres may not be combined with other parcels to create a parcel measuring 25 acres or more. Parcels measuring 25 acres or more may be combined with other parcels measuring 25 acres or more.

SECTION 2.

Section 240-39.1(D) is hereby amended as follows, with underlined text indicating new language to be added to the Section, double underlined or double stricken text indicated language that has been moved, and stricken text indicating language to be removed from the Section:

D. Commercial Mixed-Use District. Uses in Commercial Mixed Use Districts shall be distinguished by parcels measuring less than 25 acres and parcels measuring 25 acres or more.

(1) Sewer and water. All commercial mixed use developments shall be served by public sewer and water.

(2) A traffic study, including a parking analysis, shall be required for any new development within the Commercial Mixed Use District.

(1) Parcels Measuring Less than 25 Acres. The following regulations apply to all Commercial Mixed-Use Parcels measuring less than 25 acres.

(a) Uses by Right.

(i) Farms, subject to Section 240-53, "agricultural regulations."

- (ii) Single-family residential development in Planned Residential Development only.
- (iii) Single-family dwelling, two-family dwelling, multi-family dwelling, townhouse dwellings, garden apartment dwellings, condominium dwellings, or a mixture thereof, all as part of a comprehensive residential Planned Residential Development only, provided, if the Planned Residential Development includes residential uses other than single-family dwellings, then it must be located within 2,000 feet from an access point to a major highway.
 - a. Shall be subject to the PRD regulations of the R-2 District except as noted herein.
 - b. A 50-foot Perimeter Buffer Easement shall be provided along all property lines with the exception of a 25-foot Perimeter Buffer Easement when the use abuts another residential use or zoning District.
 - c. The height limitation for all residential buildings shall be five stories or 75 feet, whichever is less.
 - d. With respect to PRDs in a Commercial-Mixed Use District, Section 240-43(A)(2) shall be modified to read as follows: "Accessory commercial, service and other nonresidential uses (such as barber and beauty shops, convenience stores, gift shops, dry cleaners, candy or ice cream or delicatessen shop, excluding sit-down trade, and other personal services) may be permitted or required where such uses are scaled primarily to serve the residents of the PRD and the surrounding community. Because of the primarily residential nature of a PRD, only those commercial uses compatible with reasonably associated residential development shall be permitted. No industrial uses shall be permitted."
 - e. PRDs in a Commercial-Mixed Use District shall not be limited to eight dwelling units per acre of site area as set forth in Section 240-43(D).
 - f. A minimum of 20% of the land area of the development parcel shall be developed as a non-residential use.
- (iv) Art, music, or photography studio.
- (v) Assisted living facility.
- (vi) Bakery.
- (vii) Bicycle shop.
- (viii) Book or stationary store.
- (ix) Card and gift shop.

(x) Candy or ice cream shop.

(xi) Catering service.

~~(xii) Convenience store.~~

(xiii) Craft or hobby shop.

(xiv) Day care center.

(xv) Dry cleaning store.

~~(xvi) Eating establishment, including restaurant, café, breakfast and lunch counter, and delicatessen, not open after 3 p.m.~~

~~(xvii) Financial Institution.~~

~~(xviii) Florist, excluding greenhouses.~~

(xix) Newsstand.

~~(xx) Nursing, convalescent or rest home.~~

(xxi) Personal services.

~~(xxii) Business and professional offices.~~

~~(xxiii) Self storage facility.~~

(xxiv) Specialty food store.

(xxv) Community center, private or public.

(xxvi) Club, lodge or fraternal organization.

(xxvii) Essential services.

~~(xxviii) Apparel and clothing accessory store.~~

~~(xxix) General retail merchandise store.~~

(xxx) Public building.

~~(xxxi) Veterinary animal hospital.~~

(b) Uses by Right Required to Front State Roads.

(i) ~~Apartment hotel.~~

- (ii) Coin-operated laundry.
- (iii) Convenience store.
- (iv) ~~Pharmacy.~~
- (v) Eating establishment, including restaurant, café, breakfast and lunch counter, and delicatessen, not open after 3 p.m.
- (vi) ~~Sporting goods store.~~
- (vii) ~~Funeral home, not including crematorium.~~
- (viii) ~~Hospital limited to 20 beds.~~
- (ix) Post office.
- (x) ~~Furniture, home furnishings, hardware, and household appliances store.~~
- (xi) ~~Food store, including supermarket and bakery where food products are to be sold only at retail on the premises.~~
- (xii) ~~Business service.~~

(c) Conditional Uses.

- (i) Day care home.
- (ii) House of worship.
- (iii) Greenhouse – Minimum of 5 acre tract or parcel, with a 50-foot Perimeter Buffer Easement, as described in § 240-41(B)(4) of this chapter, abutting residential uses or residentially zoned properties. A 25-foot Perimeter Buffer Easement, as described in § 240-41(B)(4) of this chapter, abutting all other property lines including street right-of-way.
- (iv) ~~Tavern.~~
- (v) ~~Kennel.~~
- (vi) Community residential facility.
- (vii) Court adjudicated home.

(2) Parcels Measuring 25 Acres or More. The following regulations apply to all Commercial Mixed-Use Parcels measuring 25 acres or more.

(a) Uses by Right.

- (i) All uses permitted by right for parcels measuring less than 25 acres pursuant to Section 240-39.1(D)(1)(a).
- (ii) Financial institution.
- (iii) Florist, excluding greenhouses.
- (iv) Nursing, convalescent or rest home.
- (v) Business and professional offices.
- (vi) Self-storage facility.
- (vii) Apparel and clothing accessory store.
- (viii) General retail merchandise store.
- (ix) Veterinary office.

(b) Uses by Right Required to Front State Roads.

- (i) All uses permitted by right required to front state roads for parcels measuring less than 25 acres pursuant to Section 240-39.1(D)(1)(b).
- (ii) Apartment hotel.
- (iii) Pharmacy.
- (iv) Sporting goods store.
- (v) Funeral home, not including crematorium.
- (vi) Hospital – limited to 20 beds.
- (vii) Furniture, home furnishings, hardware, and household appliances store.
- (viii) Food store, including supermarket and bakery where food products are to be sold only at retail on the premises.
- (ix) Business service.

(c) Conditional Uses.

- (i) All conditional uses for parcels measuring less than 25 acres pursuant to Section 240-39.1(D)(1)(c).
- (ii) Crematorium.
- (iii) Tavern.

- (iv) Kennel.
- (v) Veterinary animal hospital.

(3) Use Regulations.

- (a) Unless specifically noted, all uses shall conform to the C-1 Zoning District Area and Bulk regulations.
- (b) All commercial uses on tracts or parcels of land less than 25 acres shall provide a 35-foot Perimeter Buffer Easement, as described in § 240-41(B)(4) of this chapter, along all property lines abutting residential uses or residentially zoned properties. All commercial uses on parcels of land over 25 acres shall have a 50-foot Perimeter Buffer Easement, as described in § 240-41(B)(4) of this chapter, along all property lines abutting residential uses or residential zoned properties. Perimeter Buffer Easements shall not be required on any public road frontage.
- (c) Sewer and Water. All Commercial Mixed-Use developments measuring 25 acres or more shall be served by public sewer and water.
- (d) A traffic study, including a parking analysis, shall be required for any new development within the Commercial Mixed-Use District measuring 25 acres or more.
- (e) Accessory uses customarily incidental to and on the same lot with any permitted use shall be permitted in the Commercial Mixed-Use District.
- (f) Signs shall be permitted and are subject to the requirements of Section 240-78, “Signs in Residential Districts.”

(4) Sidewalk and Pedestrian Amenities.

- (a) Sidewalks or other walkways acceptable to the governing body shall be provided along all streets or driveways.
- (b) Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.
- (c) Sidewalks or walkways shall connect to existing sidewalks on abutting tracts.
- (d) Site amenities such as bicycle racks, benches and trash receptacles shall be provided in appropriate locations.

SECTION 3.

Appendix E, “Official Schedule of Uses,” is hereby amended to add and/or clarify the permitted uses by right, permitted uses by right required to front state roads, and conditional uses that are allowed within the MUC District, and to clarify which permitted uses by right, permitted uses by right required to front state roads, and conditional uses are only allowed on parcels measuring 25 acres or more, as regulated by Section 2 of this Ordinance.

SECTION 4.

Full Force and Effect.

Except as specifically amended by this Ordinance, the Cecil Township Zoning Ordinance, as amended, shall remain in full force and effect and shall not be deemed in conflict with any provisions of this Ordinance.

SECTION 5.

Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 6.

Severability.

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

SECTION 7.

Effective Date.

This Ordinance shall take effect five (5) days after the date of adoption by the Board of Supervisors of Cecil Township, set forth below.

ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the [REDACTED] day of [REDACTED], 2026.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF CECIL

[REDACTED]
[Name]

*Chair of the Cecil Township
Board of Supervisors*