

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE BOROUGH OF CARLISLE ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE DEMOLITION OF BUILDINGS AND STRUCTURES IN THE UM MIXED USE DISTRICT.

IT IS HEREBY ENACTED AND ORDAINED by the Borough Council of the Borough of Carlisle, Cumberland County, Pennsylvania, as follows:

SECTION 1: Section 183-1 of Chapter 183 – Property Maintenance of the Code of the Borough of Carlisle is hereby amended as follows:

A. The introductory paragraph of Section 183-1.B is hereby amended in its entirety to provide as follows:

B. The following procedures shall be followed for the issuance of a permit to allow any building or structure to be partially or completely demolished (specifically excepting repairs and replacement), except for the partial or complete demolition of a building or structure in the UM Mixed Use District, which shall be governed by the standards set forth in C., below.

B. Section 183-1 is hereby amended to include the following new paragraph C. as follows:

C. An application must be submitted for the issuance of a permit to allow any building or structure to be partially or completely demolished in the UM Mixed Use District. The following criteria shall apply and the application shall include the following:

(1) The building to be demolished must have a footprint greater than 8,500 square feet and in whole or part, was constructed 75 years or more prior to the date the application for demolition was submitted. If the building is of an unknown age, it shall be conclusively presumed to be at least 75 years old.

(2) The application must address the requirements in B.(1) through (3), inclusive, above.

(3) The application shall be governed by the conditional use process contained in Section 255-198.A through E.

(4) The applicant shall establish by competent evidence that at least one of the following criteria apply:

(a) That demolition is needed to clear the land for a project of special public benefit that would greatly outweigh the loss of the building;

- (b) That no reasonable beneficial use of the building is possible; or
- (c) That the denial of the demolition request would greatly result in unreasonable economic harm to the owner.

SECTION 2: In all other respects, the Code of the Borough of Carlisle shall remain as previously enacted and amended.

SECTION 3: The provisions of this Ordinance shall be severable. If any of its provisions shall be held to be unconstitutional, illegal or otherwise invalid, that decision shall not affect the remaining provisions of this Ordinance or any other provision, section, article or chapter of the Code of the Borough of Carlisle.

SECTION 4: All ordinance or parts of ordinances inconsistent herewith are hereby repealed.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

BOROUGH OF CARLISLE

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Patricia Blair, Secretary

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Sean M. Shultz, Mayor

(Borough Seal)