Ordinance No. 2018 - 03

TOWNSHIP OF LANCASTER
Lancaster County, Pennsylvania

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF LANCASTER, CHAPTER 280-ZONING TO ADD DEFINITIONS AND TO ADD SELF-STORAGE FACILITIES AS A USE PERMITTED BY RIGHT OR SPECIAL EXCEPTION SUBJECT TO SPECIFIC CRITERIA AND TO AMEND SECTION 903 TO ADD MOBILE HOME PARK

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Lancaster, Lancaster County, Pennsylvania, as follows:

Background: The Board of Supervisors of the Township of Lancaster has determined that the Code of the Township of Lancaster, Chapter 280, Zoning should be amended to add regulations pertaining to Self-Storage Facilities within the Township, and that the following text containing new definitions pertaining to Self-Storage Facilities, as well as specific Performance Regulations pertaining to Self-Storage Facilities, should be added to the Code of the Township of Lancaster. Additionally, the Board of Supervisors has determined that Mobile Home Park should be added to Section 280-903. Therefore, the Board of Supervisors hereby adopts the following amendments to Chapter 280:

1. Amend **Article II Definitions and Terms - General Provisions §280-201. Definitions** to add the following definitions:

   HAZARDOUS MATERIAL – is any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.

   MINI-WAREHOUSING - See "Self-Service Storage Facility."

   SELF-SERVICE STORAGE FACILITY – A building for the enclosed storage of household items or area(s) for the storage of recreational equipment where said items are retained for use by their owner who shall have direct access thereto without intermediate handling by the proprietor of the facility. Also includes "Storage Units", which are rented to tenants, usually on a short-term basis.

2. **Article VII Local Commercial District (LC) Regulations, §280-703 Special exception uses,** is amended as follows:

   Add as new paragraph K. "Self-Service Storage Facility, subject to §280-1534 of this chapter."

   Reletter paragraphs K and L as L and M.

3. **Article VIII General Commercial District (GC) Regulations, §280-803 Special exceptions uses,** is amended as follows:

   Add as new paragraph D. "Self-Service Storage Facility, subject to §280-1534 of this chapter."

   Reletter paragraphs D and E to E and F.

4. **Article IX Industrial District (I) Regulations, §280-903 Special exception uses**, is amended as follows:

   Add as new paragraph f. "Self-Service Storage Facility, subject to §280-1534 of this chapter."

   Reletter paragraph F-H to G-I.

5. **Article XV Performance Regulations** is amended to add a new **§280-1534 Self-Storage Facility**, which provides as follows:

   A. Parking shall be provided as follows: one space per on-site employee, one per 50 units, and one per available space for rental vehicles.

   B. Parking for Self-Service Storage Facilities where units are immediately adjacent to an access drive may be provided within parking/driving lanes adjacent to the buildings. These lanes shall be a minimum twenty-six (26) feet wide where cubicles open onto one side of the lane only and a minimum thirty (30) feet wide where cubicles open onto both sides of the lane. Self-Service Storage Facilities where units are not immediately adjacent to an access drive shall provide parking for loading/unloading separate from the access drives.

   C. Trailer/truck rentals may be permitted. Storage of rental vehicles shall be in accordance with subsection D.

   D. External storage may be provided for the storage of operable and properly inspected, licensed and registered vehicles, travel trailers and/or boats, so long as such external storage area is fenced and screened from adjoining residential uses and adjoining streets and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked or inoperative vehicles. All external storage areas, including those areas used for trailer/truck rentals as permitted in C above, shall have a paved surface.

E. No door openings for any self-service storage unit shall be constructed facing any adjacent residential use. All doors for any self-storage unit shall be locked and secured when not in use.

F. The following uses are prohibited and all Self-Service Storage Facilities' rental and/or use contracts shall specifically prohibit these uses:

1. Residential use and/or occupancy.

2. Bulk storage of flammable, combustible, explosive or hazardous materials. Nothing in this section is meant to prohibit the storage or motor vehicles, motor craft, or equipment that contain a normal supply of such fuels for their operation.

3. Repair, construction, reconstruction or fabrication of any item, including but not limited to, any boats, engines, motor vehicles, lawn mowers, appliances, bicycles or furniture.

4. Auctions, except as provided for in the Self-Service Storage Facilities Act, commercial wholesale or retail sales not related to the storage activity on the premises or garage sales. Retail sales of supplies associated with the rental of storage units and/or rental of vehicles shall be permitted, such as boxes, packing tape, locks and similar items.

5. The operation of power tools, spray-painting equipment, compressors, welding equipment, kilns or other similar tools or equipment.

6. Any business activity within the storage units.

G. On-site management shall be provided for a minimum of twenty (20) hours per week, during the hours of 8:00 AM and 7:00 PM. Contact information for management during the remaining hours of the day shall be prominently posted on the premises.

H. The maximum size for any storage unit shall be 20′ x 40′, for a total maximum of 800 SF.

6. **Article IX Industrial District (I) Regulations § 280-903 Special exception uses,** is amended as follows:

Add new paragraph G – Mobile/Manufactured-Home Park.

Reletter paragraphs G and H as H and I.

DULY ORDAINED, this thirteenth (13th) day of August, 2018, by the Board of Supervisors of the Township of Lancaster, Lancaster County, Pennsylvania.

(SEAL)

BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER

Benjamin H. Bamford, Chair

Thomas H. Schaller, Vice Chair

Steven P. Elliott, Treasurer

Attest:

William M. Laudien, Secretary

CERTIFICATE

I, the undersigned, Secretary of the Township of Lancaster, Lancaster County, Pennsylvania (the "Township"), certify: that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township ("Board of Supervisors"), which duly was enacted by affirmative vote of a majority of all members of the Board of Supervisors at a meeting duly convened and held according to law on the thirteenth (13th) day of August, 2018, at which meeting a quorum was present; that said Ordinance duly has been recorded in the ordinance book of the Township; that said Ordinance duly has been published as required by law, and that said Ordinance is in full force and effect, without amendment alteration or repeal, as of the date of this Certificate.

I further certify that the Board of Supervisors met the advance notice and public comment requirements of the Sunshine Act, Act No. 1986-84 of the General Assembly of the Commonwealth of Pennsylvania, approved July 3, 1986, as amended, by advertising said meeting, by posting prominently a notice of said meeting at the principal building of the Township, or at the public building in which said meeting was held, by posting, if applicable to the Township's website, and by providing reasonable opportunity for public comment at said meeting, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township, this Thirteenth (13th) day of August, 2018.

William M. Laudien, Secretary

(SEAL)

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