

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PA

ORDINANCE #135 - 2008

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003, AS AMENDED, BY PERMITTING THE USE BY-RIGHT OF OUTDOOR STORAGE IN THE I-INDUSTRIAL DISTRICT, AND PROVIDING STANDARDS FOR SUCH USE; BY AMENDING THE STANDARD FOR PERMITTING OUTDOOR STORAGE BY SPECIAL EXCEPTION FOR CERTAIN RURAL OCCUPATIONS; AND AMENDING CERTAIN STANDARDS FOR ACCESSORY USE RELATED TO STORMWATER MANAGEMENT.

SECTION 1. Section 27-1602.C(1)(b), subpart 4) shall be amended to read as follows:

4) *Impervious Coverage.* New impervious coverage on a site shall be subject to the stormwater management provisions contained in Chapter 20 of the Township Code.

SECTION 2. Section 27-1602.C(2)(b), subpart 3) shall be amended to read as follows:

3) *Impervious Coverage.* New impervious coverage on a site shall be subject to the stormwater management provisions contained in Chapter 20 of the Township Code.

SECTION 3. Section 27-1602.U(18) shall be amended to read as follows:

(18) Materials, products or supplies comprising any part of the rural occupation shall be contained within an enclosed building, unless outdoor storage of such materials, products or supplies connected with a rural occupation is permitted as a special exception by the Zoning Hearing Board. In no case shall outdoor storage be permitted in the front yard of the building housing the rural occupation, nor shall materials be stacked to a height greater than 12 feet. If the Zoning Hearing Board approves outdoor storage as a special exception, then a vegetative buffer shall be provided in accordance with the requirements of §22-629 of the Township Subdivision and Land Development Ordinance. One commercial vehicle with no more than two axles may be parked out of doors as part of the rural occupation.

SECTION 4. Section 27-1002.1 shall be amended to establish new subsection HH. as follows:

HH. Outdoor storage as an accessory use to industrial uses permitted by right, when in accordance with the standards in §27-1602.Q.

SECTION 5. Section 27-1602 shall be amended as follows:

A. New subsection Q. shall be established which shall state as follows:

Q. *Outdoor Storage.*

(1) Outdoor storage shall be permitted only as an accessory use to an industrial use permitted by right in the I-Industrial District.

(2) Outdoor storage may comprise raw materials as well as finished product, provided:

(a) Such materials or product shall not include flammable fuels or petroleum products stored above ground.

(b) Such materials or product shall be stored to a maximum height of 15 feet.

(c) Such areas are included in the calculation of total impervious surface area of a site.

(3) Outdoor storage areas shall be located to the side or rear of the primary building or structure in which the industrial use operates, and shall be located outside required yard areas, off-street parking areas, and off-street loading areas.

(4) Outdoor storage areas shall be screened from outside view by a security fence designed to be opaque to outside view, to a maximum height of 10 feet. At the discretion of the Township, outdoor storage areas shall be provided with a vegetative buffer area in accordance with the requirements of §22-629 of the Township Subdivision and Land Development Ordinance.

(5) Outdoor storage areas shall be located and designed so as not to interfere with the operation and function of stormwater management facilities, including all basins, drainage swales, and water quality measures.

B. Renumber subsections Q. through Y. as R. through Z.

SECTION 6. Section 27-1706.C shall be amended to add new subpart (e) which shall read as follows:

(e) A fence designed to enclose an outdoor storage area, as provide in §27-1602.Q.

SECTION 7, SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors of Honey Brook Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 8, REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 9, EFFECTIVE DATE. This Ordinance shall become effective five days after enactment as provided by law.

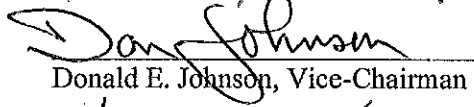
SO IT IS ENACTED AND ORDAINED this 9th Day of April, 2008.

ATTEST:


Secretary

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS


Gregory M. Cary, Chairman


Donald E. Johnson, Vice-Chairman


Lewis Wertley, Member