

ORDINANCE NO. 29 - 10 , 1988

AN ORDINANCE AMENDING THE "NC" NEIGHBORHOOD
COMMERCIAL DISTRICT TO PERMIT SELF-SERVICE STORAGE
WAREHOUSING AS A CONDITIONAL USE IN SAID DISTRICT SUBJECT
TO REGULATIONS FOR CONDITIONAL USES AS SET FORTH IN
ARTICLE IX

BE IT ENACTED and it is hereby enacted by the Board of Supervisors of Honey Brook Township that the Neighborhood Commercial District is hereby amended by the addition of a new section to be known as Section 501.3 to be titled "Uses Permitted as Conditional Uses When Approved by the Board of Supervisors":

1. Self-service storage warehouses.

Article IX, Section 901 is hereby amended by the addition of a new subsection to be known as "901.3A Self-service Storage Warehouses" and by the addition of the following language under said subsection. A self-service storage warehouse shall be permitted by conditional use in the NC District subject to other rules and regulations for conditional uses as set forth in this Ordinance as well as by compliance with the following design and use regulations:

A. The minimum lot size for such use shall be two (2) acres. In addition, the minimum lot width shall be 100 feet; the minimum required front yard shall be 50 feet; the minimum required side yards shall be 25 feet each, except for corner lot which require two front yards; the minimum permitted building coverage shall be 40 percent; the maximum permitted lot coverage (total impervious

coverage) shall be 60 percent of the lot area; and the minimum required buffer abutting any residential district shall be 25 feet.

B. All storage shall be located within an enclosed building except for any boat or recreational vehicle which may be stored outside in designated areas, said designated areas to be screened with appropriate screening to be approved by the Board of Supervisors. This provision shall not be permitted to permit the storage of partially dismantled, wrecked or inoperable vehicles.

C. Lighting shall conform to the provisions of Section 901.9 with the exception that lighting may be placed at any reasonable distance apart so long as the required foot candle and shielding requirements are met.

D. All self-service storage warehouse facilities shall be enclosed by a open metal fence of not less than six feet in height. Said fencing may be placed outside of the building set back lines provided that all screening required by this Ordinance is between the fence and the property lines.

E. Parking shall be designed for those having reason to visit the office of the facility with sufficient offstreet parking spaced equal to one space per each employee and in addition one space for each 20,000 square feet of enclosed storage area.

F. Building heights shall be as per the regulations of the Neighborhood Commercial District.

G. Signs shall conform to the provisions of Section 901.20 with the exception that signs shall be limited to one freestanding sign at the entrance of the facility and up to two wall mounted signs. The freestanding sign shall not exceed 40 square feet in area and the totality of the signage for wall mounted signs shall not exceed 50 square feet. All directional signs shall not be included within the square footage calculation maximums as set forth immediately above.

H. All driveways which have traffic traveling in two directions shall be at least 30 feet wide. Any driveway which has traffic proceeding in one direction shall be at least 24 feet wide if it services self-storage facilities on both sides of the driveway. If such a driveway with traffic traveling in only one direction services self-storage facilities on only one side it shall be a minimum of 20 feet wide. Driveway designations, locations and interior circulation shall be set forth on the plans accompanying application for conditional use.

I. The storage of flammable liquids (except in the gas tanks of boats or recreational vehicles stored outside), highly combustible or explosive materials or hazardous chemicals shall be prohibited. The use of property utilized for self-service storage shall be limited to the storage of residential, commercial or professional goods or records to which access is needed on a limited

basis, i.e. general wholesale or retail distribution or sales are prohibited.

J. The exterior fencing shall be provided with a lockable gate and said gate shall be kept locked except during such time that the premises is open to the public or lessees of the facilities. During such time that the premises are so open to the public, there shall be an onsite manager provided, or his designee who shall remain on the premises during all hours that the facility is open. A manager's quarters shall be permitted on the facility as an accessory use.

K. Any tract granted conditional use approval to be utilized for a self-service storage facility shall be limited to such use, i.e. a combination of uses may not exist on any tract so used.

ADOPTED and ORDAINED this 7th day of April, 1988.

ATTEST:

BOARD OF SUPERVISORS

Ruby M. Gittman
Secretary

James A. Lamb
Raymond Means
Richard Deck