

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 38, 1989

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK, CHESTER COUNTY, PENNSYLVANIA AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE ADOPTED FEBRUARY 1, 1979, AS AMENDED, BY ADDING TO, REVISING, AND AMENDING ARTICLE VI - "IP PLANNED INDUSTRIAL-OFFICE DISTRICT" AND ARTICLE IX - "SUPPLEMENTAL REGULATIONS," OF SAID ORDINANCE.

BE IT HEREBY ENACTED AND ORDAINED, and it is enacted and ordained by authority of the Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania that the Honey Brook Township Zoning Ordinance of 1979, as amended, is further amended as follows:

I. Article VI, Section 602, Use Regulations, is hereby amended to read as follows:

"A building may be erected or used and a lot may be used or occupied for the following purposes, or combinations thereof, and no other:"

II. Article VI, Section 602.2, Conditional Uses, is hereby amended to incorporate a new use in subparagraph "g", as follows:

"g) Self-Service Storage Warehouses, as permitted in accordance with Section 901.3B of this Ordinance."

III. Article VI, Section 603.2, is hereby amended to read as follows:

603.2 For all other permitted uses, the following regulations shall apply:

Minimum Lot area (Single Use or Multiple Use)	3 Acres
Minimum Lot Width	300 Feet
Minimum Front, Side, and Rear Yards	75 Feet
Maximum Bldg. Coverage	35%
*Maximum Impervious Coverage	60%
Buffer Abutting a Residential District	50 Feet

IV.

Article IX is hereby amended to include a new Section to read as follows:

901.3B - Self-Service Storage Warehouses in the IP District. Self-service storage warehouses shall be permitted by Conditional Use in the IP Planned Industrial-Office 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 self-service storage warehouses shall be situated on a lot or tract of ground that conforms in minimum lot area and in minimum lot width to that which is specified in Section 603.2 of this Ordinance. In addition, the self-service storage warehouses shall be situated on the lot or tract of ground so as to provide the minimum front yard which is specified in Section 603.2 of this Ordinance. The self-service storage warehouse shall be situated on the lot or tract of ground so as to provide minimum side yards of 25 feet each, except if they are situated at a corner location, in which case the side yard abutting the corner shall be a minimum of 75 feet. The maximum building coverage and Maximum Impervious Coverage on the lot or tract of ground, considering the self-service storage warehouses and any other uses found on the lot or tract of ground, shall be as specified in Section 603.2 of this Ordinance. The minimum required buffer for self-service storage warehouses abutting any residential zoning 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 interpreted to permit the storage of partially dismantled, wrecked or inoperable vehicles.

- c) All parking areas, driveways, and loading areas shall be provided with a lighting system which shall furnish a minimum average of 2.0-foot candles within such areas during hours of operation. All lighting shall be shielded from traffic on any public right-of-way and from any residential zoning district.
- d) All self-service storage warehouse facilities shall be enclosed by an 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 off-street parking spaces equal to one space per each employee and in addition one space for each 20,000 square feet of enclosed storage area.
- f) All self-service storage warehouse facilities shall have a maximum building height of twenty-five (25) feet.
- g) All signs shall conform to the provisions of Section 901.20 of this Ordinance.
- 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 on-site 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.

EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 1st day of JUNE, 1989.

ATTEST

Board of Supervisors of
HONEY BROOK TOWNSHIP

 Robert M. Skitsman
Township Secretary

Raymond Means

Richard Deek