

**LONDONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

Ordinance 2024-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 27, ZONING, PART 3 (DEFINITIONS) TO ADD DEFINITIONS ASSOCIATED WITH SELF-STORAGE FACILITIES AND TO ADD TO PART 9 (C-2 COMMERCIAL DISTRICT (SHOPPING CENTER)) SELF-STORAGE FACILITIES AS CONDITIONAL USES IN THE C-2 COMMERCIAL DISTRICT (SHOPPING CENTER) ZONING DISTRICT; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND, PROVIDING FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the Londonderry Township Board of Supervisors previously duly enacted a Zoning Ordinance of Londonderry Township, Dauphin County, Pennsylvania ("Zoning Ordinance"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 et seq.); which Zoning Ordinance was codified as Chapter 27 of the Code of Ordinances of Londonderry Township;

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance; and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Township's ordinances for the adoption of the proposed ordinance, including notice review, posting and holding a public hearing; and

WHEREAS, the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania amends the Code of Ordinances to add definitions relating to Self-Storage Facilities to Chapter 27 (Zoning), Part 3 (Definitions) and to add to Part 9 (C-2 Commercial District (Shopping Center)) self-storage facilities as conditional uses in the C-2 zoning district;

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Londonderry Township will be served by the proposed Ordinance amendment.

NOW THEREFORE, it is hereby ordained by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of the Township of Londonderry is amended as follows:

SECTION 1. In Part 3 (Definitions), §302 (Specific Definitions) is amended as follows by adding the underlined text. Ellipses indicates text in the Ordinance in which no amendments are proposed to be made.

Class I Vehicle – a recreational vehicle of no more than two hundred (200) square feet in overall size, measured to the vehicle’s outermost edges, with a height of no more than fourteen (14) feet (including a trailer, if applicable), measured from the ground to the highest point of the main body of the vehicle including any flybridge or other boat console. Vehicle height shall not include vehicle accessories such as air conditioners, vents, hatches, masts, antennas, or outrigger fishing poles.

Class II Vehicle – a recreational vehicle of no more than four hundred (400) square feet in overall size, measured to the vehicle’s outermost edges, with a height of no more than fourteen (14) feet (including a trailer, if applicable), measured from the ground to the highest point of the main body of the vehicle including any flybridge or other boat console. Vehicle height shall not include vehicle accessories such as air conditioners, vents, hatches, masts, antennas, or outrigger fishing poles.

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Good Operating and Road-Worthy Condition – a vehicle shown to be capable of being moved under its own power, that can safely and legally be operated on a public roadway, that is not in a state of disrepair, partially or fully dismantled, wrecked or abandoned, having both a current and valid registration and inspection sticker as may be required under the motor vehicle laws of the applicable state in which the vehicle is registered. Registrations that have been expired for less than 60 days shall be considered current for the purposes of this definition.

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Impervious Surface (Impervious Area) – shall have the meaning indicated in Chapter 16 (relating to Water), Part 1 (Stormwater Management) Article B (Definitions).

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Loading space - a temporary stopping area in a self-storage facility for a motor vehicle that is directly accessible to an access aisle or driving lane and is not located on a dedicated public right of way.

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Outdoor power equipment – includes but not limited to equipment for used for lawns, garden, landscaping, earth moving or grounds maintenance.

Recreational Vehicle – camper, travel trailer, watercraft or other motorized vehicle built on a single chassis designed to be self-propelled or permanently towable by a motorized vehicle functioning primarily as non-permanent living quarters, used for recreation, camping or seasonal use including the cargo trailer used solely for the transport thereof.

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Self-Storage Facility – permanent building or group of buildings containing self-storage units.

Self-Storage Units - varying sizes of individual, compartmentalized and independently controlled stalls or lockers for rent or lease for the dead storage of goods and belongings.

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Vehicle Parking Space – a designated parking space meeting the requirements Chapter 27, Section 1915.

Watercraft – any boat, vessel or other craft used for navigation on or through water not including kayaks or canoes.

SECTION 2. Section 906, Coverage Regulations, is revised as follows:

§ 906 Coverage Regulations

Provided that ~~non~~ **none** of the coverage requirements of this section apply to public pumping stations, the following regulations shall apply:

1. **Except as provided in § 912, building coverage** Coverage shall be no more than 40% **of the total lot area and the paved areas for parking, ingress and egress shall be no more than 50% of the total lot area; provided the total impervious surface of any lot shall be no more than a combined 70% of the lot area, inclusive of building coverage and paved areas.**
2. **Except as provided in § 912, at least twenty** ~~Ten~~ percent of the lot area shall be covered with plant material.
3. ~~Parking area shall be no more than 50% of the lot area.~~

SECTION 3. Section 912, Conditional Uses, is added to Chapter 27, Part 9.

§ 912 Conditional Uses.

[Added by Ord. 2019-2, 9/3/2019; Amended by Ord. 2020-04, 11/17/2020; and Reserved by Ord. 2021-08, 11/16/2021; Added by Ord. 2024-__, __/__/2024]

1. **Authorization and Application Criteria**
 - A. **Self-Storage Facilities are authorized by conditional use in the (C-2) Commercial District (Shopping Center).**
 - B. **Prior to conditional use approval for the development of land within the C-2 Commercial District, an applicant must submit an application that adequately demonstrates to the Board of Supervisors the following:**
 - (1) **The requirements in Chapter 27 (Zoning), including, but not limited to, § 421 (Conditional Uses) and § 422 (Site Plan Requirements) and this section, have been satisfied.**
 - (2) **The applicant's site plan conforms with the applicable requirements contained in Chapter 22 (Subdivision and Land Development).**
 - (3) **The proposed use is an integral part of the overall plan for development of the site.**

- (4) Provisions are made for the continuing management, control and maintenance of the site.
- (5) Provisions are made to mitigate or limit the impact of traffic, sound, vibration, light, emissions and motor vehicle access to the site on neighboring properties and Township residents.
- (6) The site provides for adequate landscaping, buffering and screening to mitigate or limit the site's impacts on neighboring properties and Township residents.

2. General Requirements and Prohibited Activities

A. Self-storage facilities and units shall comply with the following general requirements:

- (1) A self-storage facility shall be comprised of a permanent building or buildings, each of which:
 - a. Shall be a one-story enclosed structure, the height of which may not exceed 20 feet.
 - b. May not exceed 150 feet in length or width, with a maximum floor space per building of 22,500 square feet.
 - c. Shall be located in a fenced area with security-controlled access.
 - d. Shall consist of individually divided, self-contained, access controlled self-storage units.
 - e. May not be comprised of portable, cargo or freight containers.
- (2) Each self-storage unit within a building that comprises the self-storage facility:
 - a. Shall be no larger than 500 square feet in area.
 - b. Shall be available for rent or lease to individuals, organizations, or businesses having exclusive and independently controlled access to their respective units.
 - c. Shall be used solely for the dead storage of tangible personal property and/or the property associated with a business or other organization.
 - d. May not be comprised of portable, cargo or freight containers.

B. The following are expressly prohibited uses and activities in a self-storage facility or unit:

- (1) Auctions, garage sales, commercial, wholesale or retail processing, or manufacturing.

- (2) The servicing, repair, construction, reconstruction or fabrication of watercraft, trailers, vehicles, outdoor power equipment, appliances, furniture, products, goods or other items.
- (3) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
- (4) The establishment of a transfer and storage business.
- (5) Any use that is noxious or offensive because of odors, dust, noise, fumes, vibrations, or other nuisances.
- (6) The utilization of a self-storage unit for overnight accommodation.
- (7) Research and development testing and other non-storage activities.
- (8) Outdoor storage except as provided herein.
- (9) The stockpiling of any material including, but not limited to, stone, gravel, wood, and other types of construction materials.
- (10) Storage of commercial vehicles with a gross vehicle weight rating of 10,001 pounds or greater (Class 3 or higher).
- (11) Storage of heavy-duty construction equipment including, but not limited to, backhoes, pavers, or loaders with or without a trailer.
- (12) Storage of guns, ammunition, weapons and/or illegal drugs.
- (13) Storage of hazardous materials including substances that are toxic, reactive, volatile, flammable or explosive including, but not limited to propane, gasoline, and other fuel or storage tanks.
- (14) Storage of animals, foods or other perishable items.

C. The applicant shall demonstrate to the Board of Supervisors that the self-storage facility's rental and/or lease agreements specifically prohibit the uses and activities contained in subsection (B).

3. Site Standards

The requirements contained in Chapter 27 (relating to zoning) shall apply except as provided herein:

- A. Minimum Lot Area. The lot area shall be determined on the basis of yard requirements, coverage, parking, and buffer yard requirements; however, in no case shall a lot area for a self-storage facility be less than four (4) acres.
- B. Impervious Surface. No portion of the lot shall be paved with asphalt, concrete or other substance that prevents infiltration of water within 30 feet from the lot line of a residential use or a residential or agricultural district or within 10 feet from the lot line when abutting a non-residential/non-agricultural district.

C. Ingress and Egress.

- (1) Access to the site shall be limited to access driveways onto arterial streets, provided that the Board of Supervisors may authorize or require alternative ingress and egress routes when the site has frontage on other streets or abuts a residential use or residential district.
- (2) The width of the access driveway entrance shall be a minimum of 30 feet.

D. Yard and Yard Separation Requirements.

- (1) Any yard abutting a public street or any residential use or district shall be landscaped with pervious screening and buffer yards in accordance with the prevailing ordinances and regulations and maintained for its entire length with appropriate vegetative planting materials.
- (2) Whenever a self-storage unit facility with a building area equal to or greater than 50,000 square feet abuts a residential use or residential district or a street abutting a residential use or residential district, an earthen berm of not less than six feet in height shall be provided except that in yard areas that abut wetlands, streams and other natural barriers, the elevated earthen berm requirement may be modified with approval from the Board of Supervisors as part of the conditional use approval. Landscaping shall be provided on the earthen berm.
- (3) The property owner is responsible for maintenance of the landscaping.

E. Screening and Buffering Requirements. Landscape plans, prepared by a Landscape Architect registered as such in the Commonwealth of Pennsylvania, shall be submitted as part of the site plan that demonstrates compliance with 27 § 1609(5) and the following provisions:

- (1) The portion of the lot or tract not used for buildings, other structures or off-street parking space or loading space shall be planted and continually maintained with an all-season ground cover and otherwise landscaped in accordance with a landscaped plan approved by the Township.
- (2) A minimum perimeter buffer yard may coincide with side or rear yards when abutting a non-residential/non-agricultural districts.
- (3) No principal or accessory building(s) or other structure(s), signs, loading areas, outdoor storage area, parking area, driveway or vehicle circulation road shall be located within any buffer yard.

- (4) A completely landscaped visual barrier, or landscape screen, shall be provided and continually maintained within the perimeter buffer.
- (5) Landscape screening from adjoining properties and roads shall be provided by an opaque sight barrier as follows:
 - a. Two (2) rows of evergreen trees at least six (6) feet in height shall be planted at intervals no greater than twenty (20) feet on center in a buffer area a minimum of ten (10) feet in width.
 - b. Evergreen trees shall be backed by a fence between six (6) and eight (8) feet in height.
 - c. Shrubs at least three and one-half (3½) feet in height and other plant material shall be planted to provide a complete ground cover within the buffer area.
 - d. No less than 80% of the required landscape area shall be vegetative in composition.
 - e. The rear and side yard perimeter of the facility shall be surrounded along the inside by a fence between six (6) and eight (8) feet in height.
 - f. The front yard perimeter shall be secured by a transparent ornamental metal fence, or other fence between six (6) and eight (8) feet in height, with a self-locking security access gate.
 - g. No fences or gates shall have razor wire or barbed wire.

F. Off-Street Parking. The requirements contained in Chapter 22, Part 608 (Off-Street Parking and Common Area Parking Lots) and Chapter 27, Part 16 (General Regulations) and Part 19 (Off-Street Parking) shall apply except as otherwise provided herein:

- (1) If the facility includes an on-site office building, such office shall have off-street parking provided outside the security access gate.
- (2) A sufficient number of off-street parking spaces shall be provided to accommodate visitors to the self-storage facility office, if there is such an office, but in no case shall there be fewer than the greater of (A) three (3) spaces, plus one (1) additional space for each full-time employee; or (B) one (1) parking space for every 200 square feet of net floor area. The net floor area for this purpose shall exclude corridors, stairs, elevators shafts, mechanical rooms or restrooms.
- (3) Handicap parking should be clearly labeled and located closest to the office door.
- (4) A pedestrian entrance to the secured area of the self-storage facility inside the security access gate shall be provided, which shall be separate from the vehicle entrance.
- (5) The vehicle approach and entrance to the secure area of the self-storage facility shall have a minimum seventy-five (75) foot stacking space.

E. Interior Layout. The interior layout inside the secure area of the self-storage facility shall meet the following requirements:

- (1) Driveway lanes shall be a minimum of thirty (30) feet wide when self-storage units open into one side of the lane only and a minimum of forty-five (45) feet when units open into both sides of the lane.**
- (2) Loading spaces shall be provided adjacent to self-storage units.**
- (3) Loading spaces may not be rented, used for vehicular storage or to accommodate overnight parking.**

4. Vehicle Storage Requirements

The requirements contained in Chapter 22, Part 608 (Off-Street Parking and Common Area Parking Lots) and Chapter 27, Part 16 (General Regulations) and Part 19 (Off-Street Parking) shall apply except as otherwise provided herein:

- A. A self-storage facility may allow for the lease or rental of a self-storage unit for the indoor storage of privately owned personal vehicles and Class I and II vehicles that are in good operating and road-worthy condition.**
- B. A self-storage facility may allow, as an accessory use to the self-storage facility, the outdoor storage of privately owned personal vehicles and Class I and Class II vehicles that are in good operating and road-worthy condition in accordance with the following requirements:**
 - (1) Each personal or recreational vehicle must be parked in a designated vehicle parking space within the secure access-controlled area.**
 - (2) The number of vehicle parking spaces shall not exceed ten (10) percent of the total number of storage units within the self-storage facility. For example, if there are 100 self-storage units in the self-storage facility, no more than 10 outdoor vehicle parking spaces shall be permitted.**
 - (3) Shrink wrap or vehicle covers may be used to cover or winterize a vehicle stored outdoors at a self-storage facility provided that such shrink wrap or vehicle covers are in good shape and securely fastened at all points.**

SECTION 4. Directives.

The Township Zoning Officer is directed to review the Zoning Ordinance in accordance with this Ordinance, and to cause the list of Zoning Reclassifications in Article B of Part 2 of the Zoning Ordinance to be updated to reflect such changes.

SECTION 5. Repealer

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Revisions

The Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its zoning ordinance, including this provision.

SECTION 7. Severability

In the event any provisions, sections, sentences, clause, or part of this Ordinance Amendment shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance Amendment, it being the intent of the Board of Supervisors that the remainder of the Ordinance Amendment shall remain in full force and effect.

SECTION 8. Effective Date

This Ordinance Amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Londonderry Township as provided by law.

DULY ORDAINED and ENACTED this ____ day of _____, 2024, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

**BOARD OF SUPERVISORS
LONDONDERRY TOWNSHIP**

, Secretary

By: _____
, Chair