

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST PENNSBORO, CHAPTER 27 (ZONING), SECTION 27-202, TO ADD A NEW TERM AND DEFINITION; SECTION 27-1702, TO ADD A NEW PERMITTED USE; SECTION 27-1711, TO ADD REQUIREMENTS FOR A CERTAIN USE; AND 27-2103, TO ADD A NEW PARKING REQUIREMENT FOR A CERTAIN USE.**

**WHEREAS**, the adopted East Pennsboro Township Comprehensive Plan (the "Township Plan") designates the land comprising the majority of the CPL Commercial Park Limited Zoning District as being located within the Commercial future land use classification and specifically contemplates light industrial uses within in that Commercial classification;

**WHEREAS**, the adopted Cumberland County Comprehensive Plan (the "County Plan") designates the land comprising the entirety of the CPL Commercial Park Limited Zoning District as being located within the Commercial Character future land use classification and also specifically contemplates light industrial uses within that Commercial Character classification; and

**WHEREAS**, the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, believes that it is in the best interest of the Township as a whole to further implement the Township Plan and the County Plan by revising the Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), to permit light industrial uses in the CPL Commercial Park Limited Zoning District, subject to certain requirements to limit the intensity of such uses.

**THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

**SECTION 1:** The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Section 27-202 (Definitions) shall be and is hereby amended to include the following new term and definition in alphabetical order as follows:

LIGHT INDUSTRIAL – An enterprise engaged in processing, fabricating, assembling, treating, testing, distributing, indoor storing, or wholesaling of materials, goods or products, primarily from processed or previously manufactured materials, goods or products, with such activities complying with the standards and intensity limitations set forth in § 27-1711 of this chapter.

**SECTION 2:** The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Section 27-1702 (Permitted Uses) shall be and is hereby amended to include the following new use as Subsection CC:

CC. Light Industrial.

**SECTION 3:** The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Part 17 (CPL Commercial Park Limited District) shall be and is hereby amended to include the following requirements as new Section 27-1711:

**§ 27-1711. Additional Requirements for Light Industrial.**

The following standards and requirements shall apply to any light industrial use permitted pursuant to § 27-1702, Subsection CC:

- A. The subject property shall have frontage on an arterial or collector road.
- B. All processing, fabricating, assembling, treating, testing, distributing, indoor storing, or wholesaling of materials, goods or products shall be conducted within an enclosed building.
- C. Vehicle service, fueling and/or repair activities shall be prohibited.
- D. Principal buildings shall be set back a minimum distance of ~~100~~150 feet from a residential use or residential zoning district.
- E. Buffer. In lieu of the buffer requirements of §§ 27-1901, Subsection 2.A~~(2)(a)3~~ and 27-2102, Subsection 1.I(5)(b), buffers shall comply with the following:
  - 1. A buffer of ~~50~~75 feet shall be required between any light industrial use and a residential use or residential zoning district.
  - ~~2. Streets, driveways, access drives, parking lot aisles or other access aisles shall be permitted to be extended in and through buffer yards.~~
  - ~~3. Parking lots shall be permitted without complying with the additional two-foot setback from the buffer yard.~~
  - 4. Screening in accordance with § 27-1711, Subsection F, shall be provided in the buffer.
- F. Screening. In lieu of the screen requirements of § 27-1901, Subsection 2.B(1), screening shall comply with the following:
  - 1. ~~Except as provided in Subsection F.3 below, an~~ An earthen berm shall be installed within such buffer yard. The berm shall have minimum height of ~~five-eight~~ five-eight feet above grade at its base, ~~and a maximum slope of two feet of run to one foot of rise (i.e., 2:1).~~

2. Evergreen trees shall be planted on top of the berm. Such evergreen trees shall have a minimum height at planting of six feet and shall be planted 15 feet on center and staggered for effective screening.

~~3. Where installation of a berm, in compliance with Subsection F.1 above, is not feasible due to dimensional, structural or other physical constraints, in lieu of such berm, an opaque fence or wall, a minimum height of six feet, shall be installed in the area of such constraint.~~

G. Loading docks or bays shall not be located on any side of the building that faces an adjoining residential use or residential zoning district. This provision shall not apply to such buildings separated from such adjoining residential use or residential zoning district by another building.

H. The maximum building coverage shall be 30%.

**SECTION 4:** The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Section 27-2103 (Off-Street Parking Requirements), Subsection B (Nonresidential Uses) shall be and is hereby amended to include the following new parking requirement as Subsection 35:

35. Light Industrial in the CPL District shall provide one parking space per each two employees on the two largest shifts.

**SECTION 5:** All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 6:** The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses or sentences of the same.

**SECTION 7:** This Ordinance shall take effect and be in force immediately upon enactment.

ENACTED AND ORDAINED, into an Ordinance this \_\_\_\_ day of \_\_\_\_\_, 2018, by the Board of Commissioners of the Township of East Pennsboro.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_.

**ATTEST:**

**TOWNSHIP OF EAST PENNSBORO**

\_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
\_\_\_\_\_, President  
Board of Commissioners