AN ORDINANCE OF UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF UPPER ALLEN TOWNSHIP, CHAPTER 245 (ZONING ORDINANCE), ARTICLE II, SECTION 245-2.1., WORD USAGE AND DEFINITIONS; ARTICLE IV, SECTION 245-4.2. PERMITTED USES, TABLE IV-1; ARTICLE VI, SECTION 245-6.2. PERMITTED USES, TABLE VII-1; AND ARTICLE XIV, SECTION 245-14.18.5, CONTRACTOR'S OFFICES, SHOPS AND VARDS.

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

<u>Section 1</u> – Chapter 245, Article II, Land Use Definitions, §245-2.1. Word usage and definitions, Subsection B shall delete the following definitions:

CONTRACTOR'S YARD OFFICES, CONTRACTORS

<u>Section 2</u> – Chapter 245, Article II, Land Use Definitions, §245-2.1. Word usage and definitions, Subsection B shall add the following definition:

CONTRACTOR'S OFFICES, SHOPS, AND YARDS – A tract of land with an office or shop, with any accessory storage yard, of a building, electrical or mechanical contractor. Such contractors may store new and/or used material, machinery, equipment and other supplies for use by builders, developers, erectors, excavators and other artisans. Such material, machinery, equipment and other supplies may be made available for wholesale or retail purposes or rental programs.

<u>Section 3</u> – Chapter 245, Article IV, Agricultural District, §245-4.2. Permitted uses, Table IV-1, Use # 13 (Contractor's offices, shops and yard) shall be deleted, and all existing uses shall be renumbered sequentially.

<u>Section 4</u> – Chapter 245, Article VI, Commercial, Mixed-Use and Institutional Districts, §245-6.2. Permitted uses, Table VI-1, the following use shall be added, and all existing uses shall be renumbered sequentially:

## Table VI-1 Commercial and Mixed-Use Districts

_			Use Regulation							
	Use #	Use	C-1	C-2	VIL	PO	INS	Specific Criteria		
	Nonresi	dential Uses								

<u>Section 5</u> – Chapter 245, Article VII, Industrial District (IND), §245-7.2. Permitted uses, Table VII-1, the following use shall be amended as follows:

## Table VII-1 Industrial District (IND)

Use #	Use	Use Regulation	Specific Criteria			
Nonres	idential Uses					
4	Contractor's offices, shops and yards	P	<u>§ 245-14.18.5</u>			

<u>Section 6</u> – Chapter 245, Article XIV, Specific Standards for Designated Uses, §245-14.18.5. Contractor's offices, shops and yards, shall be added as follows:

## § 245-14.18.5 Contractor's offices, shops and vards.

- A. The use shall front on and gain direct access to a community arterial (minor arterial highway) or a community or neighborhood collector roadway (collector highway), as designated by the terms of this Zoning Ordinance and in the Upper Allen Township Comprehensive Plan, as amended.
- B. In the Highway Commercial District, no outdoor storage or outdoor parking of heavy vehicles and equipment is permitted. A contractor's office, shop, and all associated operations and activities, including any yards, the storage of materials and company vehicles, must be contained within a building or parking structure.
- C. In the Industrial District, outdoor storage of materials and equipment stored on site is subject to the following conditions:
  - (1) Must not be located in front of any principal building and in any front yard, nor any yard adjacent to any residential zoning district or residential property; and
  - (2) <u>Must be contained within an area enclosed by a solid fence or wall not less than six feet in height.</u>
- D. <u>Under no circumstances shall access to the site be through an existing or planned residential neighborhood.</u>
- E. The applicant shall furnish a traffic study prepared by a professional traffic engineer and prepared in accordance with the Upper Allen Township Subdivision and Land Development Ordinance. The traffic study shall be made part of a subdivision and/or land development plan application. The traffic study shall include, at a minimum, the following study elements:

- (1) A study of the internal traffic patterns in the off-street parking area to ensure the safe movement of traffic for pedestrians and vehicles and convenient access to the development.
- (2) <u>Specific documentation of anticipated traffic volume, including data collected at locally comparable sites.</u>

<u>Section 7</u> – **Repealer**. All ordinances or resolutions or parts thereof, insofar as they are inconsistent herewith, shall be and the same are hereby repealed.

inconsistent herewith, shall be a	and the same are hereby repealed.
Section 8 – Effective date. Th	is ordinance shall become effective immediately.
ORDAINED AND ENACTEI	O INTO ORDINANCE this day of
2025.	
ATTEST:	TOWNSHIP OF UPPER ALLEN
Secretary	Kenneth Martin, President
·	Board of Commissioners