

# ORDINANCE \_\_\_\_\_

				Use Regulation			
Use #	Use	C-1	C-2	VIL	PO	INS	Specific Criteria
<b>Nonresidential Uses</b>							

<u>21</u>	<u>Contractor's offices, shops and yards</u>	<u>N</u>	<u>SE</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>§ 245-14.18.5</u>
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**Section 5** – 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
<b>Nonresidential Uses</b>			
4	Contractor's offices, shops and yards	P	<u>§ 245-14.18.5</u>

**Section 6** – 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 yards.**

- 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) Must be contained within an area enclosed by a solid fence or wall not less than six feet in height.
- D. Under no circumstances shall access to the site be through an existing or planned residential neighborhood.
- 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) Specific documentation of anticipated traffic volume, including data collected at locally comparable sites.

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ordinances or resolutions or parts thereof, insofar as they are inconsistent herewith, shall be and the same are hereby repealed.

**Section 8 – Effective date.** This ordinance shall become effective immediately.

**ORDAINED AND ENACTED INTO ORDINANCE** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**TOWNSHIP OF UPPER ALLEN**

\_\_\_\_\_  
Secretary

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Kenneth Martin, President  
Board of Commissioners