

**NORTH LEBANON TOWNSHIP  
Lebanon County, Pennsylvania**

**ORDINANCE NO. 2 – 2020**

**AN ORDINANCE OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY,  
PENNSYLVANIA AMENDING THE NORTH LEBANON TOWNSHIP CODE OF  
ORDINANCES, CHAPTER 27. ZONING, PARTS 7, 8, AND 10**

**WHEREAS**, North Lebanon Township has adopted zoning regulations related to self-storage facilities within the General Commercial and Industrial zoning districts within the Township; and

**WHEREAS**, said Ordinances have been codified in the North Lebanon Township Code of Ordinances in Chapter 27. Zoning; and

**WHEREAS**, the Township wishes to amend certain sections of Chapter 27 to allow for self-storage facilities in the Neighborhood Commercial District and to unify and make consistent the conditions required for such a use across the zoning districts in which the use is permitted.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of North Lebanon Township, that the following amendments shall be made to the North Lebanon Township Code of Ordinances, Chapter 27. Zoning:

**Section 1.**

The title of Part 7. Neighborhood Commercial Districts (C-1), § 27-703 shall be amended to § 27-703. Special Exception Uses. Current § 27-703 shall be renumbered as § 27-704. Lot Area, Building Height and Yard Requirements. Current § 27-704 shall be renumbered as § 27-705. Minimum Off-Street Parking and Loading Requirements. Current § 27-705 shall be renumbered as § 27-706. Signs and Advertising Structures. Current § 27-706 shall be renumbered as § 27-707. Supplementary District Regulations. Current § 27-707 shall be renumbered as § 27-708. Environmental Improvements and Energy Conservation Requirements.

## **Section 2.**

Part 7, § 27-703 shall be amended to state as follows:

### § 27-703. Special Exception Uses.

Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified in Part 20 of this chapter:

1. Self-Storage facilities, provided that the following conditions are met:
  - a. Self-service storage facilities, mini-warehouses are permitted provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations and ordinances.
  - b. Self-storage facilities shall be located on lots with a minimum area of five (5) acres and a minimum lot width of 250 feet.
  - c. Self-storage facilities proposed on a lot with an existing principal use shall be considered an additional principal use, and not an accessory use to the existing principal use. The erection of the second principal use shall be in compliance with Section 27-1208 of this chapter and shown as part of the required land development plan.
  - d. One off-street parking space shall be provided for each 25 storage units, plus one per each 250 square feet of office space, plus two per any residential use associated with an on-site manager.
  - e. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane.
  - f. Required parking spaces may not be rented as, or used for, vehicular storage.
  - g. Except as noted above, all storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.

- h. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
- i. Warehouses shall be used solely for the dead storage of property. The applicant shall adequately demonstrate that all rental and/or use contracts shall specifically prohibit the following examples of uses expressly prohibited upon the site:
  - i. Auctions, commercial wholesale or retail sales, or garage sales.
  - ii. Residential occupancy.
  - iii. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - iv. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
  - v. The establishment of a transfer and storage business.
  - vi. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- j. The self-storage facilities will be surrounded by a six foot to eight foot high fence with the construction plan and materials to be approved by the Zoning Hearing Board.
- k. All outdoor lights shall be shielded to direct light and glare only onto the site and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
- l. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high-quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood.
  - i. Fences and Walls. Fences and walls including entry gates shall be constructed of high-quality materials and shall be

compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:

1. Decorative metal, wrought iron or chain-link fences are preferred.
  2. Barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
  3. Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
- ii. Self-service storage facilities shall be one story.
  - iii. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that are approved by the Zoning Hearing Board.
  - iv. All driveway and parking areas shall be paved.
  - v. Self-storage facilities and warehouses shall be constructed of high-quality materials.

### **Section 3.**

Part 8. General Commercial Districts (C-2), § 27-802. Permitted Uses, Paragraph 20 shall be amended to state as follows:

20. Upon approval by the Board of Supervisors of North Lebanon Township, multiple storage rental units, self-storage facilities, and mini-warehouses shall be a permitted use, provided that the applicant meets all conditions as required by the Board of Supervisors and provided the following conditions are met:

- a. Self-service storage facilities, mini-warehouses are permitted provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations and ordinances.
- b. Self-storage facilities proposed on a lot with an existing principal use shall be considered an additional principal use, and not an accessory use to the existing principal use. The erection of the second principal use shall be in compliance with Section 27-1208 of

this chapter and shown as part of the required land development plan.

- c. One off-street parking space shall be provided for each 25 storage units, plus one per each 250 square feet of office space, plus two per any residential use associated with an on-site manager.
- d. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane.
- e. Required parking spaces may not be rented as, or used for, vehicular storage.
- f. Except as noted above, all storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.
- g. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
- h. Warehouses shall be used solely for the dead storage of property. The applicant shall adequately demonstrate that all rental and/or use contracts shall specifically prohibit the following examples of uses expressly prohibited upon the site:
  - i. Auctions, commercial wholesale or retail sales, or garage sales.
  - ii. Residential occupancy.
  - iii. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - iv. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.

- v. The establishment of a transfer and storage business.
- vi. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- i. The self-storage facilities will be surrounded by a six foot to eight foot high fence with the construction plan and materials to be approved by the Board of Supervisors.
- j. All outdoor lights shall be shielded to direct light and glare only onto the site and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
- k. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high-quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood.
  - i. Fences and Walls. Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:
    1. Decorative metal, wrought iron or chain-link fences are preferred.
    2. Barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
    3. Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
  - ii. Self-service storage facilities shall be one story.
  - iii. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that are approved by the Board of Supervisors.
  - iv. All driveway and parking areas shall be paved.

- v. Self-storage facilities and warehouses shall be constructed of high-quality materials.

**Section 4.**

Part 10. I-1 Industrial Districts, § 27-802. Permitted Uses, Paragraph 9 shall be deleted in its entirety.

**Section 5.**

Part 10. I-1 Industrial Districts, § 27-802. Permitted Uses, Paragraph 10 shall be renumbered as Paragraph 9, and amended to state as follows:

9. Upon approval by the Board of Supervisors of North Lebanon Township, multiple storage rental units, self-storage facilities, and mini-warehouses shall be a permitted use, provided that the applicant meets all conditions as required by the Board of Supervisors and provided the following conditions are met:

- a. Self-service storage facilities, mini-warehouses are permitted provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations and ordinances.
- b. Self-storage facilities proposed on a lot with an existing principal use shall be considered an additional principal use, and not an accessory use to the existing principal use. The erection of the second principal use shall be in compliance with Section 27-1208 of this chapter and shown as part of the required land development plan.
- c. One off-street parking space shall be provided for each 25 storage units, plus one per each 250 square feet of office space, plus two per any residential use associated with an on-site manager.
- d. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane.
- e. Required parking spaces may not be rented as, or used for, vehicular storage.
- f. Except as noted above, all storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such

fuels shall be stored only in an external storage area as described above.

- g. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
- h. Warehouses shall be used solely for the dead storage of property. The applicant shall adequately demonstrate that all rental and/or use contracts shall specifically prohibit the following examples of uses expressly prohibited upon the site:
  - i. Auctions, commercial wholesale or retail sales, or garage sales.
  - ii. Residential occupancy.
  - iii. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - iv. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
  - v. The establishment of a transfer and storage business.
  - vi. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- i. The self-storage facilities will be surrounded by a six foot to eight foot high fence with the construction plan and materials to be approved by the Board of Supervisors.
- j. All outdoor lights shall be shielded to direct light and glare only onto the site and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
- k. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high-quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood.



- i. Fences and Walls. Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:
  - 1. Decorative metal, wrought iron or chain-link fences are preferred.
  - 2. Barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
  - 3. Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
- ii. Self-service storage facilities shall be one story.
- iii. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that are approved by the Board of Supervisors.
- iv. All driveway and parking areas shall be paved.
- v. Self-storage facilities and warehouses shall be constructed of high-quality materials.

**Section 6.**

All other provisions of Chapter 27. Zoning not amended by this Ordinance shall remain in full force and effect.

**Section 7.**

Any Ordinance and any amendments thereto, or in any part thereof unless otherwise specified, inconsistent with the provisions of this Ordinance are hereby expressly repealed. Should any section of this Ordinance be declared by the Court to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Section 8.**

This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of the Township of North Lebanon, County of Lebanon, Commonwealth of Pennsylvania.

This Ordinance, ordained and enacted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ATTEST:  
(SEAL)**

**NORTH LEBANON TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Cheri F. Grumbine, Secretary

By:\_\_\_\_\_  
Richard E. Miller, Chairman

By:\_\_\_\_\_  
Edward A. Brensinger,  
Vice-Chairman

By:\_\_\_\_\_  
Arden A. Snook, Treasurer