

ORDINANCE NO. 292

AN ORDINANCE OF THE TOWNSHIP OF CAERNARVON, BERKS COUNTY, PENNSYLVANIA TO AMEND THE CAERNARVON TOWNSHIP ZONING ORDINANCE OF 2007, AS AMENDED, SPECIFICALLY TO AMEND SECTION 579, ENTITLED "I-O-P INDUSTRIAL OFFICE PARK" TO INCLUDE "STORAGE" AS A USE PERMITTED BY RIGHT WITHIN THE I-O-P ZONING DISTRICT; AND TO AMEND SECTION 300 OF THE ZONING ORDINANCE TO FURTHER PROVIDE DEFINITIONS.

PURSUANT TO THE AUTHORITY CONTAINED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. § 10101, ET SEQ., THE BOARD OF SUPERVISORS OF CAERNARVON TOWNSHIP DOES HEREBY ENACT AND ORDAIN AS FOLLOWS:

SECTION 1. SECTION 579.B OF THE ZONING ORDINANCE, ENTITLED "IOP INDUSTRIAL OFFICE PARK" TO INCLUDE THE FOLLOWING USE PERMITTED BY RIGHT:

Storage, provided that:

- a. Any principal Structure containing a Storage use shall not exceed 50,000 sq. ft. in gross-floor area;
- b. There shall not be more than eight (8) loading docks;
- c. The Structure containing a Storage use shall be designed in a manner consistent with the existing character of the zoning district;
- d. There shall be no outside Storage on the Premises;
- e. The Premises shall not be utilized for purposes of distribution or as a trucking center ("distribution" being defined as the action of supplying third party-owned goods or wares to a business or directly to consumers.
- f. Any noise and light pollution created by the Storage use shall be mitigated to avoid any adverse impact on adjacent residential uses through the effective placement of any required outdoor equipment (generators, HVAC units, etc.), and screening and buffer strips placement in a manner and scope satisfactory to the Board of Supervisors.
- g. Light assembly of pre-fabricated products shall be permitted as an Accessory Use to the principal Storage use.
- h. Goods or wares may be stored in a Structure or Building on the Lot only if the goods or wares are manufactured by the occupant of the Structure or Building.

All other provisions in Section 579.B shall remain unchanged.

SECTION 2. ARTICLE III OF THE CAERNARVON TOWNSHIP ZONING ORDINANCE OF 2007 IS AMENDED TO PROVIDE FURTHER DEFINITIONS AS FOLLOWS:

Section 300. Definitions

The following terms shall be added to Section 300 of the Zoning Ordinance.

STORAGE:

The deposit of goods, materials, vehicles or products intended for future disposition.

WAREHOUSE:

The Storage of goods, materials or wares owned by the occupant (e.g., raw materials waiting to be processed or assembled by the occupant, or finished goods or wares waiting to be shipped to a customer).

All other terms defined in Section 300 shall remain unchanged.

SECTION 3. SEVERABILITY

If any article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance, is, for any reason declared to be illegal, unconstitutional or invalid, by any Court of competent jurisdiction, this decision shall not affect or impair the validity of the Ordinance as a whole, or any other article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or remaining portion of the Ordinance. The Board of Supervisors hereby declares that it would have adopted the Ordinance and each article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase and word thereto irrespective of the limitations, restrictions, sentences, clauses, phrases, or word that may be declared illegal, unconstitutional or invalid.

SECTION 4. REPEALER

All Ordinances inconsistent with the above provisions are repealed to the extent of their consistency.

SECTION 5. RENUMBERING

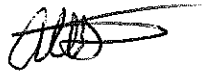
The location and numerical designation of these above-referenced Sections shall be delegated to the discretion of the General Code Publishers who may renumber or reorder these revised sections as is necessary.

SECTION 6. EFFECTIVE DATE


This Ordinance shall become effective five (5) days from the date of enactment, and shall be codified into the Caernarvon Township Code of Ordinances.

ORDAINED and **ENACTED** by the Supervisors of the Caernarvon Township in lawful session duly assembled this 21st day of June, 2018.

**BOARD OF SUPERVISORS
CAERNARVON TOWNSHIP
BERKS COUNTY, PENNSYLVANIA**

By: 
Allen Styer, III, Chairman

ATTEST:

By: 
Township Secretary