

ORDINANCE # 90

AN ORDINANCE OF THE TOWNSHIP OF WESTFALL, PIKE COUNTY AMENDING ORDINANCE #76-1 KNOWN AS THE "WESTFALL TOWNSHIP ZONING ORDINANCE OF 1990" TO AMEND §2.2 THEREOF TO ADD A DEFINITION OF 'PERSONAL STORAGE LOCKERS', TO AMEND §4.7(B) THEREOF TO INCLUDE 'PERSONAL STORAGE LOCKERS' AS A CONDITIONAL USE IN THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, AND TO AMEND SCHEDULE I THEREOF TO INCLUDE 'PERSONAL STORAGE LOCKERS' AS A CONDITIONAL USE IN THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

Be it ordained by the Board of Supervisors of Westfall Township, Pike County, Pennsylvania as follows:

SECTION I: **AMENDMENT:** Ordinance #76-1, adopted the 27th day of December 1990, being the "Westfall Township Zoning Ordinance of 1990" is hereby amended as follows:

2.2 DEFINITIONS There is hereby added the following definition:

Personal Storage Lockers - Structures divided into separately accessed areas to be rented or leased for the storage of personal property, but not including warehouses or similar facilities. Such structure shall be situate on not less than three (3) acres of land, and shall have a lot width of not less than two hundred and fifty (250) feet, and front set back of not less than fifty (50) feet. In the C-1 Zone, side and rear set backs shall be not less than twenty-five (25) feet. In the C-2 and C-3 Zones, side and rear set backs shall be not less than fifty (50) feet. Where the land upon which the structure is to be situate adjoins improved residential land, the entrances to the

individual personal storage lockers located within fifty (50) feet of the common boundary with the improved residential land shall be located opposite from the said common boundary. The maximum building height shall not exceed one (1) story. The interior finished ceiling height of each personal storage locker shall not be more than twelve (12) feet from the interior finished floor surface thereof, nor shall any personal storage locker exceed three hundred (300) square feet per unit. The maximum building coverage shall not exceed fifty (50%) percent and the total maximum lot coverage shall not exceed seventy (70%) percent. The site shall be completely enclosed by a fence not less than five (5) feet or more than eight (8) feet in height and shall be effectively screened by evergreen plantings from the public road and adjacent uses and properties. All storage shall take place within a completely enclosed structure. In the C-1 zone, access shall be permitted to the individual storage lockers not earlier than 7:00 A.M. and not later than 10:00 P.M., prevailing time, provided, however, on Sundays, access shall not be permitted prior to 9:00 A.M. prevailing time.

4.7 C-1: - NEIGHBORHOOD COMMERCIAL DISTRICT

(b) CONDITIONAL USES

There is hereby added the following category of conditional use:

Services

- (1) Personal Storage Lockers

Schedule I - Regulations Governing The Use Of Land is hereby amended to include personal storage lockers as a conditional use in Zoning District C-1.

SECTION 2: REPEALER - Any Ordinance or part of Ordinance conflicting with this Ordinance be, and the same is hereby repealed in so far as the same is inconsistent with this Ordinance.

SECTION 3: EFFECTIVE DATE - This Ordinance shall become effective five (5) days after the date of its Adoption by the Board of Supervisors.

This Ordinance is duly ordained and enacted into Law this 7th day of October, 1997 at a duly and legally convened meeting of the Board of Supervisors of the Township of Westfall, after public hearing thereon having been held on the 2nd day of September, 1997.

WESTFALL TOWNSHIP BOARD OF SUPERVISORS

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ATTEST:
Lisa Green
Township Secretary