

**ORDINANCE NO. 2022 - 03**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA, CHAPTER 110, ZONING, SECTION 110-111 DEFINITIONS BY REVISING DEFINITIONS OF MANUFACTURING, LIGHT, MANUFACTURING, HEAVY, AND SELF-STORAGE AND ADDING DEFINITIONS OF DISTRIBUTION CENTER, MOTOR FREIGHT TERMINAL STORAGE, STORAGE FACILITY, TRUCK STOP AND TRUCK STOP WITH MAJOR VEHICLE REPAIR SERVICES; SECTION 301 TABLE OF USES TO ADD DISTRIBUTION CENTER, MOTOR FREIGHT TERMINAL, STORAGE FACILITY, TRUCK STOP AND TRUCK STOP WITH MAJOR VEHICLE REPAIR SERVICES USES; SECTION 110-402 SPECIFIC REQUIREMENTS TO REVISE SUBSECTION FF. SELF-STORAGE AND TO ADD REQUIREMENTS AND STANDARDS FOR DISTRIBUTION CENTER, MANUFACTURING, HEAVY, MANUFACTURING, LIGHT, MOTOR FREIGHT TERMINAL, STORAGE FACILITY, TRUCK STOP AND TRUCK STOP WITH MAJOR VEHICLE REPAIR SERVICES USES; AND REVISING SECTION 110-603 TABLE OF OFF-STREET PARKING AND LOADING REQUIREMENTS TO PROVIDE PARKING AND LOADING STANDARDS FOR DISTRIBUTION CENTER, MOTOR FREIGHT TERMINAL, TRUCK STOP AND TRUCK STOP WITH MAJOR VEHICLE REPAIR SERVICES USES**

**WHEREAS**, the Township desires to amend the Zoning Ordinance of Mount Joy Township to provide for warehouse, storage and truck-related uses.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Mount Joy Township:

**Section 1. Purpose**

The purpose of this Ordinance is to amend the Zoning Ordinance to provide for warehouse, storage and truck-related uses.

**Section 2. Enabling Authority**

This Ordinance is enacted pursuant to the enabling authority of the Pennsylvania Municipalities Planning Code, Article VI, 53 P.S. § 10609.

### Section 3. Proposed Amendments to Zoning Ordinance

For amendment to current provisions: language to be omitted is noted as stricken and language to be added is noted in italics.

Upon adoption, sections and subsections will be renumbered as necessary.

Amend Section 110-111 Definitions to revise definition of “manufacturing, light” to read as follows:

**MANUFACTURING, LIGHT** – The assembly, fabrication, manufacture, production or processing of goods or products where no process involved produces noise, vibration, glare, air emissions or fire hazard measurable beyond the structure in which *the use is conducted, including the distribution, storage of materials used by the use and the distribution, storage or warehousing of the goods primarily of a commercial nature or products produced or processed on site.*

Amend Section 110-111 Definitions to revise definition of “manufacturing, heavy”, subsections (k) and (m), to read as follows:

Subsection (k) Truck or motor freight terminals and/or truck stops.

Subsection (m) Any operation of assembly, conversion, distribution, manufacture, production, processing, storage, warehousing and/or wholesaling of goods, materials and products ~~not primarily of commercial nature~~ *produced or processed on site by a use provided for in sub-sections 1 through 9.*

Amend Section 110-111 Definitions to revise definition of “self-storage” to read as follows:

~~SELF STORAGE~~ **SELF-STORAGE**—~~A structure containing private spaces of varying sizes~~ *Structure(s) divided into separate compartmentalized and controlled access spaces that are leased or rented on an individual basis for various periods of time for storage of personal property. These storage spaces shall be used solely for storage and no processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities shall be permitted. Use also includes an outside storage area divided into separate compartmentalized and controlled access spaces leased or*

*rented on an individual basis for various periods of times for storage of boats and recreational vehicles. No service, maintenance or repair activities or other non-storage activities shall be permitted in the outdoor storage area.*

Amend Section 110-111 Definitions to add the following definitions:

***DISTRIBUTION CENTER*** – *Structure(s) used for the unloading, indoor storage, processing (e.g. packaging), transfer or distribution of products and materials to wholesalers and retailers, and accessory on-site sale directly to consumers. This definition shall not include Light Manufacturing, Heavy Manufacturing, Storage Facility, or Self-Storage uses as defined by this Ordinance.*

***MOTOR FREIGHT TERMINAL*** – *Structure(s) and related external facilities and areas for the parking and storage of motor freight tractors and trailers for purpose and duration unrelated to the comfort, convenience and safety of the driver.*

***STORAGE*** – *The deposition of materials or goods for preservation, later use and/or disposal.*

***STORAGE FACILITY*** – *Structure designed for storage of non-hazardous materials for a commercial use. This definition shall not include Light Manufacturing, Heavy Manufacturing, Self-Storage or Distribution Center uses as defined by this Ordinance.*

***TRUCK STOP*** – *Structure(s) and related external facilities and area providing for the comfort, convenience and safety of those engaged in the trucking industry, fueling stations (gas, diesel and electric charging), minor vehicle repair services (e.g. tire repair and replacement, windshield wiper replacement, battery replacement, and similar activities) and accessory services for the drivers (e.g. dining, retail of convenience goods, laundromats, rest lounges, locker rooms, bathing areas and similar uses).*

***TRUCK STOP WITH MAJOR VEHICLE REPAIR SERVICES*** – *Structure(s) and related external facilities and areas providing for the comfort, convenience and safety of those engaged in the trucking industry, fueling stations (gas, diesel and electric charging), vehicle repair services, and accessory services for a driver (e.g. dining, retail of convenience goods, laundromats, rest lounges, locker rooms, bathing areas and similar uses).*

Amend Section 301 Table of Uses to add the following uses:

Distribution Center - conditional use in the BPC-O District

Motor Freight Terminal - conditional use in the BPC-O District

Storage Facility – conditional use in the AC District; permitted by right use in the BCP and BPC-O Districts

Truck Stop - conditional use in the BPC-O District

Truck Stop With Major Vehicle Repair Services - conditional use in the BPC-O District

Amend Section 110-402 Specific Requirements, Subsection FF, Self-Storage as follows:

**FF. Self-storage**

*(1) An application for storage facility use shall include:*

*(a) A written narrative containing a description of the proposed use and all activities to be conducted as part of the use.*

*(b) A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect, showing:*

*[1] all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*

*[2] demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*

*[3] depicting access drives and interior travel aisles in sufficient detail to illustrate vehicle movement to/from and within the property.*

*[4] depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*

- (c) *If required to provide landscaping and buffers by Article VII of this Ordinance, a landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII.*
- (d) *If a traffic impact study is required by Section 901 of this Ordinance, a traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*

\* \* \*

[remaining current sections retained]

- (7) *Travel aisles and parking areas shall be maintained in a dust-free condition.*

Amend Section 110-402 Specific Requirements to add the following uses and associated standards and requirements. Section 402 will be reorganized and renumbered to put current and new uses in alphabetical order.

***Distribution Center***

- (1) *An application for a distribution center use shall include:*

- (a) *A written narrative containing:*

- [1] *a description of the proposed use and all activities to be conducted as part of the use;*
- [2] *identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;*
- [3] *identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance;*
- [4] *names, street addresses and telephone numbers of all owner(s) of the proposed use;*

*[5] names, street addresses and telephone numbers of all operator(s) of the proposed use;*

*[6] name, street address and telephone number of the manager(s) of the proposed use;*

*[7] name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*

*[8] applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

*(b) A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

*[1] showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*

*[2] demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*

*[3] depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*

*[4] depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*

*(c) A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII.*

*(d) A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*

*(e) A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this Section.*

- (f) *A lighting plan and light impact study, prepared and sealed by a professional lighting engineer, demonstrating compliance with the lighting standards and requirements of Section 504 of this Ordinance*
  - (g) *A scaled exterior building plan showing the location of windows, employee/customer access doors, each door or bay for activities to be conducted as part of the proposed use, and exterior-placed equipment and facilities.*
  - (h) *If the use will involve diesel operated trucks, an anti-idling policy, with a maximum idling time per truck of five (5) minutes.*
- (2) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
  - (3) *Noise generated from the activities at the use, including a public address system, shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.*
  - (4) *The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.*
  - (5) *Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently-long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.*

- (6) *The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.*
- (7) *All vehicle service and/or repair activities shall be conducted within a completely-enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.*
- (8) *The outdoor storage of unlicensed and/or un-inspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.*
- (9) *The following shall be submitted for Township review and approval with the application for land development plan approval:*
  - (a) *Access drive(s) details meeting the requirements of Chapter 86 (Subdivision and Land Development) of the Code of the Township of Mount Joy. The interior of the use shall be improved with interior travel aisles sufficient in location, dimension and construction to allow access by maintenance vehicles and emergency management vehicles.*
  - (b) *Stormwater management plan meeting the requirements of Chapter 81 of the Code of Mount Joy Township.*

### ***Manufacturing, Heavy***

- (1) *An application for a heavy manufacturing use shall include:*
  - (a) *A written narrative containing:*
    - [1] *a description of the proposed use and all activities to be conducted as part of the use;*
    - [2] *identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;*
    - [3] *identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance;*



- [4] *names, street addresses and telephone numbers of all owner(s) of the proposed use;*
- [5] *names, street addresses and telephone numbers of all operator(s) of the proposed use;*
- [6] *name, street address and telephone number of the manager(s) of the proposed use;*
- [7] *name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*
- [8] *applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

- (b) *A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*
  - [1] *showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*
  - [2] *demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*
  - [3] *depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
  - [4] *depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
- (c) *A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other requirements of this Ordinance, including Article VII.*
- (d) *A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*

- (e) *A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this Section.*
  - (f) *A lighting plan and light impact study, prepared and sealed by a professional lighting engineer, demonstrating compliance with the lighting standards and requirements of Section 504 of this Ordinance*
  - (g) *A scaled exterior building plan showing the location of windows, employee/customer access doors, each door or bay for activities to be conducted as part of the proposed use, and exterior-placed equipment and facilities.*
- (2) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
- (3) *Noise generated from the activities at the use, including a public address system, shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.*
- (4) *Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently-long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.*
- (5) *The following shall be submitted for Township review and approval with the application for land development plan approval:*

- (a) *Access drive(s) details meeting the requirements of Chapter 86 (Subdivision and Land Development) of the Code of the Township of Mount Joy. The interior of the use shall be improved with interior travel aisles sufficient in location, dimension and construction to allow access by maintenance vehicles and emergency management vehicles.*
- (b) *Stormwater management plan meeting the requirements of Chapter 81 of the Code of Mount Joy Township.*

***Manufacturing, Light***

(1) *An application for light manufacturing use shall include:*

(a) *A written narrative containing:*

- [1] *a description of the proposed use and all activities to be conducted as part of the use;*
- [2] *names, street addresses and telephone numbers of all owner(s) of the proposed use;*
- [3] *names, street addresses and telephone numbers of all operator(s) of the proposed use;*
- [4] *name, street address and telephone number of the manager(s) of the proposed use;*
- [5] *name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*
- [6] *applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

(b) *A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

- [1]. *showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*

- [2] *demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*
  - [3] *depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
  - [4] *depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
- (c) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
- (d) *If required to provide landscaping and buffers by Article VII of this Ordinance, a landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section Article VII.*
- (e) *If a traffic impact study is required by Section 901 of this Ordinance, a traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*

### ***Motor Freight Terminal***

- (1) *An application for a motor freight terminal use shall include:*
- (a) *A written narrative containing:*
    - [1] *a description of the proposed use and all activities to be conducted as part of the use;*
    - [2] *identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates*

*that the proposed use will be operated in full compliance with the identified laws;*

*[3] identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance;*

*[4] names, street addresses and telephone numbers of all owner(s) of the proposed use;*

*[5] names, street addresses and telephone numbers of all operator(s) of the proposed use;*

*[6] name, street address and telephone number of the manager(s) of the proposed use;*

*[7] name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*

*[8] applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

*(b) A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

*[1] showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*

*[2] demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*

*[3] depicting tractor and trailer parking areas.*

- [4] *depicting access drives, interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
    - [5] *depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
  - (c) *A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII.*
  - (d) *A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*
  - (e) *A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this Section.*
  - (f) *A lighting plan and light impact study, prepared and sealed by a professional lighting engineer, demonstrating compliance with the lighting standards and requirements of Section 504 of this Ordinance*
  - (g) *If the use will involve diesel operated trucks, an anti-idling policy, with a maximum idling time per truck of five (5) minutes.*
- (2) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
- (3) *Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.*
- (4) *The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.*

- (5) *Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently-long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.*
- (6) *The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.*
- (7) *All vehicle service and/or repair activities shall be conducted within a completely-enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.*
- (8) *The outdoor storage of unlicensed and/or un-inspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.*
- (9) *The following shall be submitted for Township review and approval with the application for land development plan approval:*
  - (a) *Access drive(s) details meeting the requirements of Chapter 86 (Subdivision and Land Development) of the Code of the Township of Mount Joy. The interior of the use shall be improved with interior travel aisles sufficient in location, dimension and construction to allow access by maintenance vehicles and emergency management vehicles.*
  - (b) *Stormwater management plan meeting the requirements of Chapter 81 of the Code of Mount Joy Township.*

### **Storage Facility**

- (1) *An application for storage facility use shall include:*
  - (a) *A written narrative containing a description of the proposed use and all activities to be conducted as part of the use.*
  - (b) *A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

- [1] *showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*
  - [2] *demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*
  - [3] *depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
  - [4] *depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
- (c) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
- (d) *If required to provide landscaping and buffers by Article VII of this Ordinance, a landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII.*
- (e) *If a traffic impact study is required by Section 901 of this Ordinance, a traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*

### **Truck Stop**

- (1) *An application for a truck stop use shall include:*



(a) *A written narrative containing:*

- [1] *a description of the proposed use and all activities to be conducted as part of the use;*
- [2] *identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;*
- [3] *identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance;*
- [4] *names, street addresses and telephone numbers of all owner(s) of the proposed use;*
- [5] *names, street addresses and telephone numbers of all operator(s) of the proposed use;*
- [6] *name, street address and telephone number of the manager(s) of the proposed use;*
- [7] *name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*
- [8] *applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

(b) *A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

- [1] *showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*
- [2] *demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located,*

*parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*

- [3] depicting tractor and trailer parking areas.*
  - [4] depicting access drives, interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
  - [5] depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
- (c) A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII.*
  - (d) A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*
  - (e) A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this Section.*
  - (f) A lighting plan and light impact study, prepared and sealed by a professional lighting engineer, demonstrating compliance with the lighting standards and requirements of Section 504 of this Ordinance*
  - (g) If the use will involve diesel operated trucks, an anti-idling policy, with a maximum idling time per truck of five (5) minutes.*
- (2) A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*
  - (3) Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.*

- (4) *The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.*
- (5) *Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently-long stacking lanes, so that trucks waiting to park will not back up onto public roads. No parking shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.*
- (6) *The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.*
- (7) *All vehicle service and/or repair activities shall be conducted within a completely-enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.*
- (8) *The outdoor storage of unlicensed and/or un-inspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.*
- (9) *The following shall be submitted for Township review and approval with the application for land development plan approval:*
  - (a) *Access drive(s) details meeting the requirements of Chapter 86 (Subdivision and Land Development) of the Code of the Township of Mount Joy. The interior of the use shall be improved with interior travel aisles sufficient in location, dimension and construction to allow access by maintenance vehicles and emergency management vehicles.*
  - (b) *Stormwater management plan meeting the requirements of Chapter 81 of the Code of Mount Joy Township.*

#### ***Truck Stop with Major Vehicle Repair***

- (1) *An application for a truck stop with major vehicle repair services use shall include:*

(a) *A written narrative containing:*

- [1] *a description of the proposed use and all activities to be conducted as part of the use;*
- [2] *identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;*
- [3] *identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance;*
- [4] *names, street addresses and telephone numbers of all owner(s) of the proposed use;*
- [5] *names, street addresses and telephone numbers of all operator(s) of the proposed use;*
- [6] *name, street address and telephone number of the manager(s) of the proposed use;*
- [7] *name and 24/7 toll free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and*
- [8] *applicant signature preceded by the following statement:*

*The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities.*

(b) *A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:*

- [1] *showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.*

- [2] *demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V. of this Ordinance.*
- [3] *depicting tractor and trailer parking areas.*
- [4] *depicting access drives, interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.*
- [5] *depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 81 of the Code of Mount Joy Township.*
- (c) *A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this Section and all other applicable requirements of this Ordinance, including Article VII of this Ordinance.*
- (d) *A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Section 901 of this Ordinance.*
- (e) *A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this Section.*
- (f) *A lighting plan and light impact study, prepared and sealed by a professional lighting engineer, demonstrating compliance with the lighting standards and requirements of Section 504 of this Ordinance*
- (g) *If the use will involve diesel operated trucks, an anti-idling policy, with a maximum idling time per truck of five (5) minutes.*
- (2) *A 250 foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.*

- (3) *Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.*
- (4) *The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.*
- (5) *Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently-long stacking lanes, so that trucks waiting to park will not back up onto public roads. No parking shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.*
- (6) *The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.*
- (7) *All vehicle service and/or repair activities shall be conducted within a completely-enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.*
- (8) *The outdoor storage of unlicensed and/or un-inspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.*
- (9) *The following shall be submitted for Township review and approval with the application for land development plan approval:*
  - (a) *Access drive(s) details meeting the requirements of Chapter 86 (Subdivision and Land Development) of the Code of the Township of Mount Joy. The interior of the use shall be improved with interior travel aisles sufficient in location, dimension and construction to allow access by maintenance vehicles and emergency management vehicles.*
  - (b) *Stormwater management plan meeting the requirements of Chapter 81 of the Code of Mount Joy Township.*

Amend Section 110-603 Table of Off-Street Parking and Loading Requirements to read as follows:

**INDUSTRIAL USES AND USES INVOLVING HEAVY TRUCK ACTIVITY**

All industrial, *including warehouses and truck terminals, light and heavy manufacturing uses, distribution center, motor freight terminal, truck stop, and truck stop with major vehicle repair services* uses, except where otherwise specified

**Section 4. Effective Date**

This Ordinance shall become effective within five calendar days after the date of enactment of this Ordinance.

ENACTED this 17th day of March, 2022

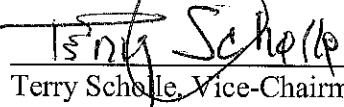
ATTEST:

  
Shannon M. Hare, Secretary

SEAL

MOUNT JOY TOWNSHIP

  
Bernie Mazer, Chairman

  
Terry Scholle, Vice-Chairman

\_\_\_\_\_  
Judy Morley, Supervisor

  
Todd McCauslin, Supervisor

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Christine Demas, Supervisor