

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 1 - 2019

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA AMENDING THE MIDDLESEX TOWNSHIP
ZONING ORDINANCE TO PROVIDE FOR SELF-STORAGE
FACILITIES BY SPECIAL EXCEPTION USE IN VILLAGE
CENTER AND RESIDENTIAL COUNTRY ZONING DISTRICTS.

BE IT HEREBY ENACTED AND ORDAINED, and it is hereby enacted by the Board of
Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, as
follows:

SECTION 1: Article II, Section 2.03, Terms Defined, of the Middlesex Township Zoning Ordinance
is hereby amended to include the following new definition in its appropriate alphabetical order:

Self-Storage Facility: a building or group of buildings and external storage areas in a
controlled access and fenced compound that contains various sizes of individual,
compartmentalized and controlled access stalls and/or lockers leased to the general public
for a specified period for the storage of personal property.

SECTION 2: Article VII, RC – Residential Country Districts of the Middlesex Township Zoning
Ordinance, Section 7.04, Special Exceptions Uses, is hereby amend to include the following new
Paragraph:

I. Self-Storage Facility, subject to the requirements of Section 14.62.

SECTION 3: Article IX, VC-Village Center Districts of the Middlesex Township Zoning Ordinance,
Section 9.04, Special Exception Uses, is hereby amended to include the following new Paragraph:

R. Self-storage facility, subject to the requirements of Section 14.62.

SECTION 4: Article XIV, Supplementary Regulations, is hereby amended to add sub-section 14.62
as follows:

14.62. Self-storage facilities.

- A. All access routes to self-service storage facilities shall be provided with ten (10) foot wide adjacent parking lanes. One-way access routes shall have one travel lane not less than fifteen (15) feet in width in addition to the ten (10) foot parking lane. All two-way access routes serving self-service storage facilities shall have two twelve (12) foot wide travel lanes, each of which shall be provided with an adjacent ten (10) foot wide parking lane.
- B. The maximum size of the individual storage units shall be five hundred (500) square feet.
- C. Minimum lot size shall be 1 (one) acre and the maximum lot size for self-storage facilities in the RC District and VC District shall be 3 (three) acres. Minimum yard size shall be as follows:

Front: 35'	Side yard: 20'
Rear: 35'	
- D. External (outside) storage is prohibited except as specifically permitted in this Section.
- E. Off-street parking shall be provided in accordance with the requirements of the Zoning Ordinance.
- F. Required parking may not be rented as, or used for, vehicular storage. However, additional external storage may be provided for the storage of operable and properly licensed/registered privately-owned vehicles, travel trailers and/or boats, so long as such external storage area is screened from adjoining residential properties and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles.
- G. The following activities are prohibited on any premises used as a self-storage facility:
 1. Auctions, commercial, wholesale or retail sales or miscellaneous or garage sales.
 2. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
 3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment.
 4. Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.

5. The storage of flammable liquids, highly combustible explosives, hazardous chemicals or hazardous materials.
 6. The storage of living plants, animals or organisms.
 7. The use of any area designed for the storage of personal property for human occupancy
 8. The use by a customer of a self-storage unit or facility for the operation of any business or equipment.
 9. Any fuel tanks, machinery or other apparatus that operates by the use of combustible fuel shall be drained and purged of all fuel unless permitted to be stored in external storage areas as specified in K., below.
- H. Self-storage facilities within the RC district must have access to an arterial road.
- I. No structure used for self-storage shall be more than 1 (one) story.
- J. Portable storage containers, including, but not limited to PODS, are not permitted at the self-storage facility for more than forty-eight (48) hours.
- K. Any external storage areas are limited for use by operable and properly licensed/registered privately-owned vehicles, travel trailers and/or boats. External storage areas must be within the secured controlled access and fenced compound containing the structures utilized as storage units.
- L. Hours of operation shall be restricted to 6:00 a.m. E.S.T. until 11:00 p.m. E.S.T.
- M. All external lighting must be turned off when the self-service facility is closed, except for lighting utilized for security purposes. All external lighting must comply with the lighting requirements of the Subdivision and Land Development Ordinance.
- N. Self-storage facilities within the RC District and VC District must be screened with landscaping on all sides except for the entrance driveway. Other landscaping must comply with the landscaping requirements of the Subdivision and Land Development Ordinance.
- O. The applicant for a self-storage facility use shall provide evidence of a written storage/rental contract that complies with the Pennsylvania Self-Storage Facility Act (as amended or supplanted by any later law) and contains the storage prohibitions that are provided in this Section 14.62.G, above.

SECTION 5: Except only as amended, modified or changed herein, the Middlesex Township Zoning Ordinance as originally enacted and previously amended shall remain in all other respects in full force and effect.

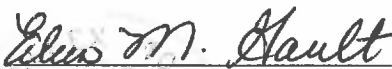
SECTION 6: If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared for any reason to be illegal, unconstitutional or invalid, by any court of competent jurisdiction, such decision shall not affect or impair the validity of this or the Middlesex Township Zoning Ordinance as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word or remaining portion of this Ordinance or the Middlesex Township Zoning Ordinance.

SECTION 7: This Ordinance shall take effect in accordance with applicable law.

ENACTED AND ORDAINED this 2nd day of January, 2019.

ATTEST:

TOWNSHIP OF MIDDLESEX



Township Secretary

(Township Seal)

By:



Chairman, Board of Township Supervisors