

BOROUGH OF ADAMSTOWN

Lancaster and Berks Counties, Pennsylvania

ORDINANCE NO. 417

AN ORDINANCE TO AMEND THE ADAMSTOWN BOROUGH CODE OF ORDINANCES, CHAPTER 320, ZONING, TO REVISE REGULATIONS GOVERNING THE HIGHWAY COMMERCIAL (HC) DISTRICT.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Adamstown, Lancaster and Berks Counties, Pennsylvania, as follows:

Section 1. The Adamstown Borough Code of Ordinances, Chapter 320, Zoning, Article V, District Regulations, §320-20, Highway Commercial (HC) District, Subsection C, Special Exception Uses, shall be amended to insert a new Paragraph (11) which shall provide as follows:

- (11) Commercial/light industrial complex subject to the following requirements:
- (a) The minimum lot area shall be 10 acres.
 - (b) The commercial uses shall be limited to uses authorized by §320-20.B.
 - (c) Buildings containing commercial uses shall be located between any street frontage and any building containing light industrial uses.
 - (d) The light industrial uses shall be limited to the following:
 - [1] Design and fabrication of scientific, optical, medical, electronic, and precision instruments or components such as control panels.
 - [2] Manufacturing, fabricating, assembling and/or processing of scientific and precision instruments and controls; computer products and components; electronics and parts assembly; pharmaceutical and optical goods; medical and dental equipment, including but not limited to custom industrial machinery and robotics.
 - [3] Repair, maintenance, or upgrading of custom machinery, robotics, and precision instruments, including sale of parts and equipment.
 - [4] Programming, training, and support for custom machinery or robotics.

- [5] Manufacturing of metal products of a light nature, including heating and ventilating ducts and equipment, hardware and cutlery, and other similar products.
 - [6] Offices and storage for the design, manufacturing, fabrication or assembly use.
- (e) Applicant shall provide truck turning templates to demonstrate that the uses on the lot can receive deliveries and can ship finished goods without vehicles having to back on to adjoining streets and that emergency vehicles can safely access all buildings. Applicant shall demonstrate that it provided the truck turning templates and other plans to the Adamstown Fire Company No. 1 for review and comment prior to the hearing on the special exception application.
 - (f) No outdoor storage of materials or finished products shall be permitted. This provision does not prohibit temporary display of goods for sidewalk sales or similar limited time events.
 - (g) All land shall be in a single ownership. If all land is not to be maintained in a single ownership, the applicant for the special exception shall demonstrate full compliance with §320-24. This provision is not intended to prohibit formation of a condominium or planned community to allow separate ownership of space within buildings in the mixed commercial/light industrial complex.
 - (h) No residential uses shall be permitted.
 - (i) Applicant shall present a calculation of the required off-street parking for all of the uses in the commercial/light industrial complex and a plan demonstrating that such off-street parking shall be provided with its special exception application.

Section 2. All other sections, parts and provisions of the Code of Ordinances of the Borough of Adamstown shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 6th day of August, 2024, by Borough Council of the Borough of Adamstown, Lancaster and Berks Counties, Pennsylvania, in lawful session duly assembled.

BOROUGH OF ADAMSTOWN
Lancaster and Berks Counties, Pennsylvania

Attest: Jim Tolly
(Assistant) Secretary

By: [Signature]
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this 6th day of August, 2024.



By: [Signature]
Mayor