

## Hamilton Township Amending §150-98.DD

### Revise

- §150-98.DD Truck terminals, Warehouses and/or wholesale businesses.
1. These provisions do not apply to wholesale buying or membership clubs that are open to the public.
  2. Truck terminals shall be on property that is not less than ten (10) acres in size and is immediately adjacent to and has direct access to an arterial roadway identified in the Eastern Adams County Joint Comprehensive Plan.
  3. The subject property shall have a minimum of three hundred (300) feet of contiguous road frontage along an arterial and/or collector road.
  4. A two-hundred (200) foot setback line shall be required along any boundary line that separates the site from a zoning district that permits residential development or from an existing residential property.
  5. All structures (including, but not limited to, buildings, loading docks, truck maneuvering areas, air compressors, fuel pump islands, kiosks) shall be set back at least 50 feet from any street right-of-way line.
  6. A forty (40) foot buffer yard shall be provided along the exterior lot lines, except for vehicular and pedestrian access areas traversing the yard areas.
  7. Within the buffer yard, the developer shall provide vegetation to provide visual screening. The screening shall contain various types and sizes of plant species, arranged in such a manner to establish an effective visual barrier.
  8. Loading and unloading docks shall be located on the side of the building furthest removed from the closest residential structure.
  9. 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 sufficiently screened from adjoining roads and properties such that same is not visible from the adjoining roads or properties.
  10. Any use where four (4) or more diesel-operated trucks periodically congregate will have in place an anti-idling policy, with a maximum idling time per truck of 10 minutes.
  11. Truck or rail access and operations shall not conflict with the convenience and safety of vehicular traffic and parking.
  12. No storage of trash, garbage, refuse, explosive or flammable materials, hazardous substances, or similar items shall be permitted.
  13. A site plan shall be submitted to the Township Zoning Hearing Board for use at the Zoning Hearing Board hearing during which the project will be reviewed. The site plan shall show building dimension and placement, internal circulation, landscaping, and all other pertinent design information needed for the complete review of the project.

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14. The applicant shall furnish a traffic impact report prepared by a professional traffic engineer, in accordance with §120-36 of the Township Subdivision and Land Development Ordinance.
15. A lighting plan shall be prepared in accordance with the requirements of the Hamilton Township Lighting Ordinance.
16. In addition to the requirements of Article XVII and §150-120, the following standards shall apply for all truck parking on site:
  - a. All truck parking and staging must be accommodated on site, at all times.
  - b. No trucks shall park or stage along any public road at any time.
  - c. 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.
  - d. 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.
  - e. In addition to one loading space at each loading dock, an additional one truck parking/staging space for every two loading docks shall be required. Truck staging/parking spaces shall be in addition to parking spaces required for any company trucks/vehicles/trailers stored on site.
    1. This requirement may be reduced upon application for a special exception to be approved by the Zoning Hearing Board.
    2. The following conditions shall be satisfied to justify the grant of a special exception:
      - a. The application shall include a detailed truck parking/staging plan for the development.
      - b. The land development plan shall show the spaces to be removed, and shall identify a reserve area sufficiently sized and situated to be converted into truck staging/parking spaces in the future in the event the development is unable to accommodate all truck parking/staging on site.
      - c. The application shall include satisfactory documentation from a traffic engineer or other appropriate professional justifying the reduction in additional truck parking/staging spaces.

### Remove

§150-98.HH. Warehouses or wholesale businesses.

**Hamilton Township  
Amending §150-98.DD**

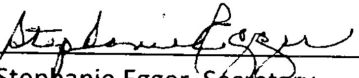
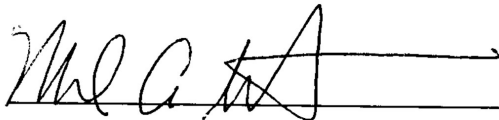
Enacted and Ordained this 7th day of August 2023.

ATTEST:

HAMILTON TOWNSHIP BOARD OF SUPERVISORS



Ronald L. Weidner, Chairman

  
Stephanie Egger, Secretary  
Jeremy P. Smith, Vice Chairman

Michael A. Strausbaugh, Supervisor

