

ORDINANCE NO. 2023-01

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF SWATARA, CHAPTER 295, THEREOF ENTITLED "ZONING", TO PERMIT AUTO SERVICE STATIONS BY RIGHT IN THE C-L LIMITED COMMERCIAL DISTRICT; TO DEFINE "SPANNER SIGN"; TO PERMIT CERTAIN SIGNAGE ON CANOPIES AND FUEL DISPENSERS LOCATED AT AN AUTO SERVICE STATION; AND TO ESTABLISH SPECIFIC CRITERIA FOR AUTO SERVICE STATIONS IN THE C-L LIMITED COMMERCIAL DISTRICT.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of the Township of Swatara, County of Dauphin, Commonwealth of Pennsylvania, as follows:

Section 1. Chapter 295, Article III, Section 295-28.H, "Allowed uses in primary business zoning districts", is hereby amended to permit "auto service stations" by right in the C-L Limited Commercial District as follows:

Commercial Uses	C-L	C-G and C-H	M-L and M-G
Auto repair garage (§ 295-39)	N	P	P
Auto service station (§ 295-39)	P	P	P

Section 2. Chapter 295, Article II, Section 295-22, "Definitions", is hereby amended to define "spanner sign" in alphabetical order as follows:

SIGN, SPANNER

A sign that is affixed to and spans between two of the vertical structural supports of a canopy at an auto service station. The sign area of a spanner sign shall be measured in accordance with § 295-118C.

Section 3. Chapter 295, Article IV, Section 295-49, "Auto service station", is hereby amended to permit certain signage on canopies and fuel dispensers at auto service stations and to establish specific requirements for auto service stations in the C-L Limited Commercial District as follows:

G. A canopy may or may not be attached to the principal building. The canopy shall not include any signs, except for the following:

- (1) A sign may be attached to each of the two sides of the canopy in place of an allowed freestanding sign, provided, however, that a single sign attached to the canopy containing 10 square feet or less of sign area shall not be counted toward the permitted number of freestanding signs.

- (4) Spanner signs may be affixed to the vertical structural supports of the canopy adjacent to the two exterior fuel dispensers on each end of the canopy, provided, however, that each spanner sign shall have a maximum sign area of 10 square feet.
- (5) Fuel dispensers may include the name and logo of the gasoline provider.

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I. Auto service stations as a permitted use within the C-L District shall be subject to the following requirements:

- (1) The subject property shall contain a minimum of 2 and a maximum of 3 acres.
- (2) The subject property shall have frontage along 2 or more streets, at least one of which must be an arterial street.
- (3) A detached canopy and any authorized signs attached to such canopy may be located within the required front yard setback, provided, however, that the canopy shall be located a minimum of 30 feet from any existing street right-of-way.
- (4) Off-street parking shall be provided in accordance with the requirements of Article VI, provided, however, that any existing parking or paving that is lawfully nonconforming as to the required paved area setbacks of § **295-106.H** shall be permitted to remain.
- (5) Accessory parking structures (such as air pump pedestals and electric vehicle charging stations) shall be subject to dimensional requirements for off-street parking contained in Article VI.
- (6) Waste dumpsters shall be permitted within the required side yard setback, provided that the waste dumpsters are enclosed on at least three of the four sides by an architectural masonry wall.

Section 4. All other sections, parts and provisions of the Code of the Township of Swatara shall remain in full force and effect as previously enacted and amended.

Section 5. 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 the Board of Commissioners that the remainder of the Ordinance shall remain in full force and effect.

Section 6. This amendment shall take effect and be enforced from and after its approval as provided by law.

DULY ORDAINED AND ENACTED this 1 day of February, 2023, by the Board of Commissioners of Swatara Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF SWATARA
Dauphin County, Pennsylvania

Attest: *Karen Allerman*
(Assistant) Secretary

By: *Christine L. Zubeck*
Christine Zubeck, President
Board of Commissioners

(SEAL)