

UNION TOWNSHIP ORDINANCE NO. 187

AN ORDINANCE AMENDING THE UNION TOWNSHIP ZONING ORDINANCE OF 2008 TO DEFINE "TRUCK PARKING FACILITY" AND PERMIT TRUCK PARKING FACILITIES BY RIGHT IN THE COMMERCIAL DISTRICT SUBJECT TO CERTAIN REGULATIONS.

WHEREAS, Union Township adopted the Union Township Zoning Ordinance of 2008 on or about May 27, 2009, known as Ordinance No. 137.

WHEREAS, the Township has amended Ordinance No. 137 from time to time.

WHEREAS, the Township now desires to amend further Ordinance No. 137 by amending (a) Article 2, Section 2.B thereof to define the term "truck parking facility," and (b) Article 8, Section 8.B thereof to permit the use of truck parking facilities by right within the Commercial District subject to certain regulations.

AND NOW, it hereby is ORDAINED and ENACTED, on the 14 day of December, 2022, by the Union Township Board of Supervisors sitting in lawful session as follows:

1. Amendments to Zoning Ordinance. The Union Township Zoning Ordinance of 2008 (Ordinance No. 137, as amended), which is located at Chapter 210 of the Union Township Code of Ordinances, is hereby amended as follows:

a. Article 2, Section 2.B, is amended by adding the following defined term therein:

TRUCK PARKING FACILITY – a parking lot designed for the temporary parking of trucks and trailers on spaces for which a fee or rent is paid to park, and may include thereon restrooms and vending machines, but does not include any retail buildings or fuel sale facilities.

b. Article 8, Section 8.B, is amended by adding the following Section 8.B.20 thereto:

8.B.20 Truck parking facilities, subject to the following regulations:

8.B.20.a. Minimum lot size shall be 5 acres.

8.B.20.b. The lot shall front on a public street classified as an arterial or collector roadway as defined in the Union Township Comprehensive Plan, or as otherwise classified by the Board of Supervisors by official resolution, and have a minimum frontage along such road of 300 feet.

8.B.20.c. Truck parking facilities shall be set back at least three hundred (300) feet from any lot containing a residential use, school, day-care facility, playground, library, hospital, or nursing/rest/retirement home.

8.B.20.d. The truck parking spaces shall be no less than 75 feet long and no less than 12 feet wide.

8.B.20.e. Maximum density of 15 truck parking spaces per gross acre.

8.B.20.f. The owner or operator of a truck parking facility shall provide suitable trash collection facilities with trash removal no less than twice a week or more often if deemed necessary by the Zoning Officer.

8.B.20.g. The owner or operator of a truck parking facility shall provide clean sanitary restrooms, which may be portable facilities. Restrooms shall be cleaned, and, if portable, pumped, no less than twice a week or more often if deemed necessary by the Zoning Officer.

8.B.20.h. Prior to the issuance of a zoning permit, a site plan of a truck parking facility (prepared pursuant to Section 13.Z.4.k of this Ordinance) shall be reviewed for compliance with this Section 8.B.20 and all other applicable sections of this Ordinance. Unless waived pursuant to Section 8.02 of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended), the development of a truck parking facility shall be considered "major land development" thereunder. Nevertheless, if land development plan approval is so waived, the zoning permit applicant shall reimburse the Township for all professional consultant review fees related to the waiver request and the site plan review in accordance with Section 8.04.B of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended). In addition, a Stormwater Management Plan must be approved by the Board of Supervisors pursuant to the Union Township Stormwater Management Ordinance (Ordinance No. 144, as amended) and recorded and suitable financial security must be posted to guaranty completion of the proposed stormwater facilities prior to the issuance of a zoning permit.

8.B.20.i. Truck parking facilities shall be designed such that the access drives are of sufficient length to avoid the stacking of vehicles on public streets and in accordance with Section

13.Z.4.h of this Ordinance, and no truck parking shall be permitted on in or along the entrance access drives.

8.B.20.i. Truck parking facilities shall be completely surrounded by a fence of no less than 8 feet tall, and the entrance(s) gated with a 24-hour secured gate.

8.B.20.k. Lighting poles shall be installed in the interior of truck parking facilities to provide proper lighting therein and to prevent any unreasonable glare or light pollution on adjoining properties and in accordance with Section 13.Z.4.j of this Ordinance.

8.B.20.l. Except as otherwise provided in this Section 8.B.20, truck parking facilities shall be designed to the standards set forth in Section 13.Z.4.i of this Ordinance and Section 5.20 of the Subdivision and Land Development Ordinance of Union Township (Ordinance No. 143, as amended); provided, however, that the provisions of Section 5.20.A.8 (regarding handicapped accessibility) and Section 5.20.A.14 (regarding interior landscaping) shall not apply to truck parking facilities.

8.B.20.m. If requested by the Township as part of the site plan evaluation, the owner or operator of a truck parking facility shall plant and permanently maintain shade trees at approximately 40-foot intervals around the truck parking facility.

2. **Effective Date.** This Ordinance shall become effective five (5) days after enactment.

3. **Severability.** Should any section, paragraph, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a tribunal of competent jurisdiction, the remainder of this Ordinance shall not be affected, and shall remain in full force and effect.


4. **Repealer.** All ordinances and resolutions, or any parts thereof, conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict. All other duly enacted provisions of the Union Township Zoning Ordinance, including any and all amendments remain in full force and effect except as specifically amended by this Ordinance.

ENACTED, ORDAINED, AND APPROVED this 14 day of December, 2022.

ATTEST:


Secretary


Chairman


Vice-Chairman