

**§ 375-23750. Self-storage facility.**

- A. Self-storage facility, as defined under § 375-2020 of this chapter, shall be permitted as a principal use by right within the C-1, C-3, I-1, I-2, BP and MU Zoning Districts. **[Amended 8-15-2022 by Ord. No. 360; 10-2-2023 by Ord. No. 368]**

Chart 375-23750: Self-Storage Facility [Amended 8-15-2022 by Ord. No. 360]															
Zoning District and Article Number	AG III	R-1 V	R-2 VI	R-3 VII	C-1 VIII	C-2 IX	C-3 X	I-1 XI	I-2 XII	BP XIV	MU XV	BH XVII	VG XVIII	VC XIX	VR XX
By right					P		P 1	P	P	P	P 1				
Special exception															
Conditional use															
P = Principal Use			A = Accessory Use					1 = Special Requirements							

- B. The chart contained under § 375-23750A of this chapter has been provided as a general reference guide. Section 375-23750 and the underlying zoning district provide specific regulations for self-storage facility.
- C. Permitted uses. The following provisions shall specifically apply to the permitted and prohibited uses contained within a self-storage facility:
- (1) The principal use shall be the self-storage units contained on the lot.
  - (2) One office area or building may be included within the development site. The office use shall be an accessory use to the self-storage or portable storage facilities.
  - (3) Self-storage facilities shall be used solely for the storage of personal property. The following uses and activities shall be prohibited:
    - (a) On-site auctions, except storage lien auctions;
    - (b) Wholesale uses, retail sales uses and garage sales;
    - (c) Residential occupancy;
    - (d) The storage of flammable, high combustible, explosive or hazardous chemicals shall be prohibited;
    - (e) The servicing, repair, or fabrication of motor vehicles, motor cycles, boats, trailers, lawn mowers, appliances, or similar equipment;
    - (f) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; and
    - (g) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; retail sales and services; residential uses; and other similar noncompatible uses.
  - (4) A building utilized to store portable storage units or individual compartmental storage units shall be classified as a warehouse facility, which shall be subject to the provisions specified under § 375-23870 of this chapter.
  - (5) A climate-controlled building utilized for personal storage shall be subject to the provisions specified under § 375-23870 of this chapter.
  - (6) Outdoor storage within a fenced and appropriately screened area is permitted for the storage of boats, recreational vehicles, trailers, and other outdoor vehicle long term storage.
- D. Lot width, setback, coverage and height requirements. The self-storage facility use shall comply with the following lot width, setback, coverage and height requirements.
- (1) The minimum lot width for the self-storage facility shall be 200 feet.
  - (2) The principal buildings and self-storage facilities located on the lot occupied by the self-storage facility use shall be located at least 50 feet from all street rights-of-way lines.

- (3) The outdoor storage and/or parking of recreational vehicles, boats, campers, trailers or similar vehicles, shall only be permitted behind the self-storage buildings and shall be located at least 50 feet from any property line.
  - (4) No more than 50% of the lot shall be covered by buildings.
  - (5) No more than 70% of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving,
  - (6) The maximum height of any building or structure shall not exceed 50 feet, as measured from the average ground elevation to the highest point of the building or structure.
- E. General requirements. The following general requirements shall apply to a self-storage facility use with no defined limitations on gross floor area:
- (1) The self-storage facility shall be serviced by public sanitary sewer facilities (where available) or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the East Lampeter Township Sewage Facilities Plan as well as any ordinances adopted by East Lampeter Township.
  - (2) The self-storage facility shall be serviced by public water supply facilities (where available) or on-lot water supply facilities, which shall be consistent with any plans adopted by East Lampeter Township.
  - (3) All other utility provisions serving the self-storage facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services and connections shall be installed underground.
  - (4) Each self-storage building shall be a fully enclosed building that shall be built of durable materials on a permanent foundation.
  - (5) Truck trailers, box cars or similar structures shall not be used as storage units.
  - (6) If required by East Lampeter Township, the perimeter around the self-storage units shall be enclosed and contained by an eight-foot security fence, with a twenty-four-hour automated access gate.
  - (7) The entrance and all vehicular access aisles shall be a minimum of 24 feet in width and shall be unobstructed by vehicles and/or equipment. The entrance or main entrance shall be paved and landscaped from the cartway of the public road to a point 50 feet within the automated access gate
- F. Conversion self-storage facilities in the MU District: Self-storage facilities shall only be permitted in the MU District as a conversion of a building in existence at the time of enactment of this chapter and shall comply with the following requirements. **[Amended 8-15-2022 by Ord. No. 360]**
- (1) The self-storage facility shall occupy a maximum gross floor area of not more than 10,000 square feet.

- (2) The self-storage facility shall be located only on the first floor of a fully enclosed building built of durable materials on a permanent foundation.
  - (3) The self-storage facility will occupy no more than 75% of the gross floor area of the first floor of the applicable building.
  - (4) No self-storage facility shall provide outdoor access to individual units. All units located within the self-storage facility shall be accessible only by way of a common entrance or entrances to the building.
  - (5) The outdoor storage of any items, including, without limitation, recreational vehicles, boats, campers, trailers or similar vehicles, is prohibited.
  - (6) The storage of living organisms, perishable items, illegal substances, or hazardous, toxic, flammable or explosive materials within the self-storage facility is strictly prohibited.
  - (7) All utility provisions serving the self-storage facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
  - (8) Conversion self-storage facilities in accordance with this § 375-23750F shall not be subject to the provisions of §§ 375-23750D, 375-23750E, or 375-23590 of this chapter.
- G. Conversion self-storage facilities in the C-3 District: Self-storage facilities shall only be permitted in the C-3 District as a conversion of a building or part of a building located in a shopping center with a minimum gross leasable area (GLA) of at least 300,000 square feet with direct access from Route 462 at the time of enactment of this subsection and shall comply with the following requirements: **[Added 10-2-2023 by Ord. No. 368]**
- (1) The self-storage facility shall occupy a maximum gross floor area of not more than 100,000 square feet with a footprint no greater than 60,000 square feet.
  - (2) The self-storage facility will not be located in more than two noncontiguous locations within the shopping center.
  - (3) No self-storage facility shall provide outdoor access to individual units. All units located within the self-storage facility shall be accessible only by way of a common entrance or entrances to the building.
  - (4) The main access to the self-storage facility will be located in the rear of the shopping center and not be a prominent store front facing any roadway.
  - (5) The outdoor storage of any items, including, without limitation, recreational vehicles, boats, campers, trailers or similar vehicles, is prohibited.
  - (6) The storage of living organisms, perishable items, illegal substances, or hazardous, toxic, flammable or explosive materials within the self-storage facility is strictly prohibited.
  - (7) All utility provisions serving the self-storage facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

- (8) All points of ingress and egress to the self-storage facility shall be adequately lighted to provide safe and clear access. A lighting engineer shall provide a photometric plan to assure light does not trespass property lines and all areas of the self-storage parking/loading area and facility are adequately lighted.
- (9) A secured, external "foyer" area shall be provided that allows users exiting the safety of the facility external view of the facility and parking/loading area. The external foyer shall have secured access and be constructed of glass or fencing to provide enhanced visibility.
- (10) The self-storage facility and parking/loading areas shall be video monitored 24 hours a day, seven days a week.
- (11) There shall be no businesses or business operations conducted from rental storage units.
- (12) Parking spaces shall be provided in accordance with Article XX, § 375-22160.
- (13) Loading spaces shall be provided for in compliance with Article XX, § 375-22150.
- (14) Conversion self-storage facilities in accordance with this § 375-23750G shall not be subject to the provisions of § 375-23750D or E or § 375-23590 of this chapter.