

**TOWNSHIP OF PLAINFIELD
NORTHAMPTON COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF PLAINFIELD, NORTHAMPTON COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF
PLAINFIELD, CHAPTER 27 (ZONING) TO INCLUDE REVISED DEFINITIONS FOR WAREHOUSE
AND TRUCKING COMPANY TERMINAL, TO CHANGE THE PERMITTED USE OF
WAREHOUSE IN THE COMMERCIAL AND INDUSTRIAL DISTRICTS, AND TO
INCLUDE ADDITIONAL REGULATIONS AND PROVISIONS FOR THE
DEVELOPMENT OF WAREHOUSES IN PERMITTED DISTRICTS.**

WHEREAS, the Supervisors of Plainfield Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" of Pennsylvania and the authority and procedures of the "Pennsylvania Municipalities Planning Code", as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following amendments to Chapter 27 (Zoning) of the Code of Ordinances of the Township of Plainfield, as amended; and

WHEREAS, the Supervisors of Plainfield Township, Northampton County, Pennsylvania desire to allow for the proper use of warehouses and wholesale, storage or distributions uses within the Township and to establish proper criteria for the regulation of and development of proper and reliable standards for warehouses as a permitted use within the Township; and

WHEREAS, Plainfield Township desires to plan and accommodate for the managed use and regulation of warehouses and wholesale, storage or distribution uses for the needs of Plainfield Township residents and businesses.

NOW THEREFORE, be it enacted and ordained by the Board of Supervisors of Plainfield Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1. Part 2, Definitions, Section 27-202, Definitions, shall be amended to delete the definition of "Warehouse and Wholesale Trade".

SECTION 2. Part 2, Definitions, Section 27-202, Definitions, shall be amended to add the following terms:

Warehouse. A building or group of buildings primarily used for the indoor storage, transfer and distribution of products and materials, that have been manufactured, assembled, or harvested, or are being stored for manufacture, assembly or processing, by the owners of the warehouse. Office space associated with each warehouse building may be included. This Ordinance categorizes warehouses into the following subcategories:

- a. Small Warehouse. Any warehouse, as defined, with a gross floor area of less than 25,000 square feet.
- b. Large Warehouse. Any warehouse, as defined, with a gross floor area of 25,000 square feet or more.

Wholesale Establishment. An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a commercial use. This Ordinance categorizes wholesale establishments into the following subcategories:

- a. Small Wholesale Establishment. Any wholesale establishment, as defined, with a gross floor area of less than 25,000 square feet.
- b. Large Wholesale Establishment. Any wholesale establishment, as defined, with a gross floor area of 25,000 square feet or more.

SECTION 3. Part 3, Zoning Districts and Use Regulations, Section 27-310, Highway Interchange (HI), subsection 2.TT shall be amended to read as follows:

- TT. Small Warehouse (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 4. Part 3, Zoning Districts and Use Regulations, Section 27-310, Highway Interchange (HI), subsection 2.UU shall be amended to read as follows:

- UU. Small Wholesale Establishment (less than 25,000 s.f. gross floor area) excluding motor freight terminals.
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 5. Part 3, Zoning Districts and Use Regulations, Section 27-310, Highway Interchange (HI), subsection 3 shall be amended to add the following:

- U. Large Warehouse (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 6. Part 3, Zoning Districts and Use Regulations, Section 27-310, Highway Interchange (HI), subsection 3 shall be amended to add the following:

- V. Large Wholesale Establishment (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 7. Part 3, Zoning Districts and Use Regulations, Section 27-311, General Commercial (GC), subsection 2.QQ shall be amended to read as follows:

- QQ. Small Warehouse (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 8. Part 3, Zoning Districts and Use Regulations, Section 27-311, General Commercial (GC), subsection 2.RR shall be amended to read as follows:

- RR. Small Wholesale Establishment (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 9. Part 3, Zoning Districts and Use Regulations, Section 27-311, General Commercial (GC), subsection 2.SS shall be deleted.

SECTION 10. Part 3, Zoning Districts and Use Regulations, Section 27-312, Commercial/Industrial District (CI), subsection 2.B(19) shall be amended to read as follows:

- (19) Small Warehouse (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 11. Part 3, Zoning Districts and Use Regulations, Section 27-312, Commercial/Industrial District (CI), subsection 2.B(20) shall be amended to read as follows:

- (20) Small Wholesale Establishment (less than 25,000 s.f. gross floor area) excluding motor freight terminals.
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 12. Part 3, Zoning Districts and Use Regulations, Section 27-312, Commercial/Industrial District (CI), subsection 3.B shall be amended to add the following:

- (16) Large Warehouse (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 13. Part 3, Zoning Districts and Use Regulations, Section 27-312, Commercial/Industrial District (CI), subsection 3.B shall be amended to add the following:

- (17) Large Wholesale Establishment (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 14. Part 3, Zoning Districts and Use Regulations, Section 27-313, Industrial/Business Park District (I-BP), subsection 2.KK shall be amended to read as follows:

- KK. Small Warehouse (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 15. Part 3, Zoning Districts and Use Regulations, Section 27-313, Industrial/Business Park District (I-BP), subsection 2.LL shall be amended to read as follows:

- LL. Small Wholesale Establishment (less than 25,000 s.f. gross floor area) excluding motor freight terminals.
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 16. Part 3, Zoning Districts and Use Regulations, Section 27-314, General Industrial District (GI), subsection 2.CC shall be amended to read as follows:

- CC. Small Warehouse (less than 25,000 s.f. gross floor area)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 17. Part 3, Zoning Districts and Use Regulations, Section 27-314, General Industrial District (GI), subsection 2.DD shall be amended to read as follows:

- DD. Small Wholesale Establishment (less than 25,000 s.f. gross floor area) excluding motor freight terminals.
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 18. Part 3, Zoning Districts and Use Regulations, Section 27-312, General Industrial District (GI), subsection 3 shall be amended to add the following:

- X. Large Warehouse (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 19. Part 3, Zoning Districts and Use Regulations, Section 27-312, General Industrial District (GI), subsection 3 shall be amended to add the following:

- Y. Large Wholesale Establishment (25,000 s.f. gross floor area or more)
Site plan review required (see § 27-409). See § 27-316 for additional requirements.

SECTION 20. Part 3, Zoning Districts and Use Regulations, Section 316, Additional Requirements for Certain Permitted By-Right Uses, subsection 2.QQ shall be amended to read as follows:

- QQ. Small Warehouse or Small Wholesale Establishment.
 - (1) Access to the site shall be from an arterial or collector street as identified on the Plainfield Township Official Street Classification Map.
 - (2) Maximum building height for such use shall be 35 feet.
 - (3) A traffic impact study consistent with the requirements of §27-410.5.D of this Ordinance shall be prepared and submitted as part of the application. The traffic impact study shall be prepared by a professional traffic engineer. In addition to the requirements of §27-410.5.D, the traffic impact study shall also include a truck routing map identifying anticipated routes to and from the proposed facility to the

Township boundary. The truck routing map shall be consistent with existing truck routing signage and trip distribution data presented in the traffic study, and will identify any new proposed truck routes and necessary truck routing signage.

- (4) Buffer yards. Buffer yards shall be required between uses and along existing and proposed streets in accordance with the following requirements:
 - (a) The buffer plantings are intended to be an impenetrable visual screen. However, it is not intended to be a monocultural planting. A variety of evergreen tree species in conjunction with deciduous and/or evergreen shrubs should be utilized to provide complete screening and aesthetic variety and appeal.
 - (b) A 30-foot buffer shall be required along the frontage of all streets.
 - (c) A 50-foot buffer shall be required between the industrial use and all other uses.
 - (d) Trees used for screen buffers shall be composed of 100% evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties. The required plant material shall be so arranged as to provide a 100% visual screen within 8 years of planting. Where the screen buffer planting requires more than 50 trees, no more than 1/3 of these trees will be of a single variety.
 - (e) Where space is limited or there are other site constraints, walls, and/or fences may be used in combination with plant material subject to the approval of the Board of Supervisors.
 - (f) Plant materials shall be permanently maintained and any plant material which dies shall be replaced by land owner.
- (5) The minimum yard setbacks shall be as follows:
 - (a) Front yard: 50 feet
 - (b) Side yard (each): 50 feet
 - (c) Rear yard: 50 feet
 - (d) Where a property abuts a residential use, the required side and rear yards shall be increased to 100 feet.
- (6) Parking requirement. One space per 5,000 square feet of gross floor area. Loading docks/areas may not be counted towards the required truck staging spaces.
- (7) Sufficient off-street queueing space shall be required at facility entrances to prevent vehicles from queueing on public streets while waiting for access to the facility.

SECTION 21. Part 3, Zoning Districts and Use Regulations, Section 317, Special Exception Uses, subsection 5.KKK shall be amended to read as follows:

KKK. Large Warehouse or Large Wholesale Establishment.

- (1) Minimum lot area for such use shall be 2 acres unless the minimum lot area for the district in which the use is proposed is greater, then the greater lot area will apply.
- (2) Access to the site shall be from an arterial street as identified on the Plainfield Township Official Street Classification Map.
- (3) For large warehouse or large wholesale establishments, the maximum building height shall be 35 feet unless an exterior access stair tower meeting all Uniform Construction Code and Occupational Safety and Health Administration (OSHA) requirements is

provided for the principal building structure, in which case the maximum building height may increase to 50 feet. This provision is specific to large warehouse or large wholesale establishments. For all other uses the maximum building height of the zoning district shall apply.

Note: The exterior access stair tower is required to allow public safety personnel direct emergency access to the roof of the structure. The stair tower shall be designed to allow for roof level access of the principal building structure from the ground level. Standard OSHA design detail shall be utilized for all steps, guiderails, handrails, brackets, stairwells, and gates. The final design of the exterior access stair tower shall be subject to the review of the Township Engineer and Fire Chief.

- (4) A traffic impact study consistent with the requirements of §27-410.5.D of this Ordinance shall be prepared and submitted as part of the application. The traffic impact study shall be prepared by a professional traffic engineer. In addition to the requirements of §27-410.5.D, the traffic impact study shall also include a truck routing map identifying anticipated routes to and from the proposed facility to the Township boundary. The truck routing map shall be consistent with existing truck routing signage and trip distribution data presented in the traffic study, and will identify any new proposed truck routes and necessary truck routing signage.
- (5) Buffer yards. Buffer yards shall be required between uses and along existing and proposed streets in accordance with the following requirements:
 - (a) The buffer plantings are intended to be an impenetrable visual screen. However, it is not intended to be a monocultural planting. A variety of evergreen tree species in conjunction with deciduous and/or evergreen shrubs should be utilized to provide complete screening and aesthetic variety and appeal.
 - (b) A 30-foot buffer shall be required along the frontage of all streets.
 - (c) A 50-foot buffer shall be required between the industrial use and all other uses.
 - (d) Trees used for screen buffers shall be composed of 100% evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties. The required plant material shall be so arranged as to provide a 100% visual screen within 8 years of planting. Where the screen buffer planting requires more than 50 trees, no more than 1/3 of these trees will be of a single variety.
 - (e) Where space is limited or there are other site constraints, walls, and/or fences may be used in combination with plant material subject to the approval of the Board of Supervisors.
 - (f) Plant materials shall be permanently maintained and any plant material which dies shall be replaced by land owner.
- (6) The minimum yard setbacks shall be as follows:
 - (a) Front yard: 50 feet
 - (b) Side yard (each): 50 feet
 - (c) Rear yard: 50 feet
 - (d) Where a property abuts a residential use, the required side and rear yards shall be increased to 100 feet.
- (7) Parking requirement. One space per 5,000 square feet of gross floor area for the first 100,000 square feet, plus one space per 10,000 square feet of gross floor area over

100,000 square feet. Of the required parking spaces at least ten percent shall be reserved as truck staging spaces measuring 12 feet by 75 feet. Loading docks/areas may not be counted towards the required truck staging spaces.

- (8) Sufficient off-street queuing space shall be required at facility entrances to prevent vehicles from queuing on public streets while waiting for access to the facility.

SECTION 22. Part 7, Off-Street Parking and Loading, Section 27-701, Required Number of Off-Street Parking Spaces, Table 27-701.1 shall be amended to revise item F. Industrial, Wholesale and Warehouse Uses as follows:

Use	One Off-Street Parking Space Required for Each	Plus One Off-Street Parking Space Required For Each
F. Industrial, Wholesale and Warehouse Uses ¹⁴	1 employees on the largest shift	Company vehicle based at the plant motor freight or truck terminal warehousing units

- [14] Note: Unless off-street parking requirements are established in §27-316 or §27-317, in which case the specific use off-street parking requirements shall apply.

SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of this Zoning Amendment shall continue to be separately and fully effective.

REPEALER. All provisions of Township ordinances and resolutions or parts thereof that were adopted prior to this Ordinance and that are in conflict with this Ordinance are hereby repealed, including but not limited to, and conflicting provisions of the Plainfield Township Zoning Ordinance, as amended.

ENACTMENT. This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Plainfield Township.

DULY ENACTED AND ORDAINED this _____ day of _____, 20____, by the Board of Supervisors of Plainfield Township, at a duly advertised, noticed, published and lawfully assembled regular public meeting and hearing.

ATTEST:

**BOARD OF SUPERVISORS OF
PLAINFIELD TOWNSHIP**

Randy Heard, Chairman

Glenn Borger, Vice-Chairman

Stephen Hurni, Supervisor

Jane Mellert

Joyce Lambert