

**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/tenants 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 50,000 square feet.
- b. Large Warehouse. Any warehouse, as defined, with a gross floor area of 50,000 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 50,000 square feet.
- b. Large Wholesale Establishment. Any wholesale establishment, as defined, with a gross floor area of 50,000 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 50,000 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 50,000 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 50,000 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 50,000 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 50,000 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 50,000 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 50,000 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 50,000 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 50,000 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 50,000 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 (50,000 s.f. gross floor area or more)  
Site plan review required (see § 27-409). See § 27-317 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 non-industrial land uses 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) The screen buffer is to provide a visual barrier between adjacent non-industrial land uses. The screen buffer shall be aligned adjacent and parallel to side and rear property lines.
  - (c) A 35-foot buffer shall be required between the industrial use and any non-industrial use. Buffers shall not be required between adjacent industrial uses. Plan submissions should clearly indicate all adjacent land uses to determine where a buffer yard is required. Any required buffer yard shall be measured from the property line.
  - (d) Trees used for screen buffers shall be composed of 100% evergreen varieties. Evergreen trees used in the screen planting shall be at least six feet high when planted and shall be of such species as will produce a dense visual screen at least ten feet high within four years. Shrubs shall have a minimum height of 36 inches when planted. Where the screen buffer planting requires more than 50 trees, no more than 1/3 of these trees will be of a single variety. Canopy trees and/or flowering trees are encouraged to provide visual interest, in addition to the required evergreen trees and shrubs.
  - (e) Plant materials shall be permanently maintained and any plant material which dies shall be replaced by land owner.
  - (f) The buffer yard may overlap the required side or rear yards and, in case of conflict, the larger yard requirements shall apply.
  - (g) No structure, sign, manufacturing or processing activity, commercial activity, parking, or storage or display of materials shall be permitted in the buffer yard. However, fences and/or walls may be installed by property owners in buffer yards on their property.
  - (h) Existing plant material may be used to meet the buffer requirements, provided that the existing plant material meets or exceeds the planting requirements noted above, or that the existing plant material is sufficient to provide the same buffering effect, either as it exists or is supplemented with additional plant material, as the planting requirements. Noxious weeds and/or invasive species may not be counted toward the buffer requirement and shall be removed or eradicated.
    - (i) Where such screening is required, it shall be assured by a performance guarantee posted with the governing body in an amount equal to the estimated cost of trees and shrubs and planting. Such guarantee shall be

released only after passage of the second growing season following planting.

(j) Berms, fences and walls. Walls, fences and/or earth berms may be used in combination with plant material subject to the approval of the Board of Supervisors and in conformance with the following:

- (i) The use of berms, fences and walls may be approved on a case-by-case/site specific basis after review by the Planning Commission.
- (ii) Berms shall have side slopes of not less than three feet horizontal for each one foot vertical and a minimum crown width of two feet.
- (iii) Berms shall be substantially planted and covered with live vegetation. No berm shall consist entirely of turf grass, ground cover, mulch or similar material.
- (iv) Berm soil. The following standards shall apply to soil to be used as a planting berm.
  - [a] Berm soil shall be free of stones of one inch or larger in any dimension; roots, plants, sod, clods, clay lumps, or pockets of coarse sand; contaminants such as chemicals, construction materials and building debris, fuels, and other extraneous materials harmful to plant growth; and obnoxious weeds and invasive plants.
  - [b] The soil shall not be infested with nematodes, grubs, other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens.
  - [c] Soil for berms shall be friable and with sufficient structure to give good tilth and aeration.
  - [d] Topsoil shall be a sufficient depth (3 inches) to support vegetation. Where whips or woody shrubs are to be planted, 18 inches of soil is required.
- (v) A berm, fence or wall may not exceed 8 feet in height.
- (vi) Fences or walls may be permitted to supplement a planting screen at the discretion of the Township. However, it is not the preferred method for screening.

(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/or rear yards directly abutting the residential use shall be increased to 100 feet.

(6) Parking requirement. A minimum of one space per 2,500 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.

(8) No storage of trash, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or skins or similar items shall be permitted.

**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) No more than one principal building may be located on a single parcel.
- (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 non-industrial land uses 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) The screen buffer is to provide a visual barrier between adjacent non-industrial land uses. The screen buffer shall be aligned adjacent and parallel to side and rear property lines.
  - (c) A 35-foot buffer shall be required between the industrial use and any non-industrial use. Buffers shall not be required between adjacent industrial uses. Plan submissions should clearly indicate all adjacent land uses to determine where a buffer yard is required. Any required buffer yard shall be measured from the property line.

- (d) Trees used for screen buffers shall be composed of 100% evergreen varieties. Evergreen trees used in the screen planting shall be at least six feet high when planted and shall be of such species as will produce a dense visual screen at least ten feet high within four years. Shrubs shall have a minimum height of 36 inches when planted. Where the screen buffer planting requires more than 50 trees, no more than 1/3 of these trees will be of a single variety. Canopy trees and/or flowering trees are encouraged to provide visual interest, in addition to the required evergreen trees and shrubs.
- (e) Plant materials shall be permanently maintained and any plant material which dies shall be replaced by land owner.
- (f) The buffer yard may overlap the required side or rear yards and, in case of conflict, the larger yard requirements shall apply.
- (g) No structure, sign, manufacturing or processing activity, commercial activity, parking, or storage or display of materials shall be permitted in the buffer yard. However, fences and/or walls may be installed by property owners in buffer yards on their property.
- (h) Existing plant material may be used to meet the buffer requirements, provided that the existing plant material meets or exceeds the planting requirements noted above, or that the existing plant material is sufficient to provide the same buffering effect, either as it exists or is supplemented with additional plant material, as the planting requirements. Noxious weeds and/or invasive species may not be counted toward the buffer requirement and shall be removed or eradicated.
  - (i) Where such screening is required, it shall be assured by a performance guarantee posted with the governing body in an amount equal to the estimated cost of trees and shrubs and planting. Such guarantee shall be released only after passage of the second growing season following planting.
- (j) Berms, fences and walls. Walls, fences and/or earth berms may be used in combination with plant material subject to the approval of the Board of Supervisors and in conformance with the following:
  - (i) The use of berms, fences and walls may be approved on a case-by-case/site specific basis after review by the Planning Commission.
  - (ii) Berms shall have side slopes of not less than three feet horizontal for each one foot vertical and a minimum crown width of two feet.
  - (iii) Berms shall be substantially planted and covered with live vegetation. No berm shall consist entirely of turf grass, ground cover, mulch or similar material.
  - (iv) Berm soil. The following standards shall apply to soil to be used as a planting berm.
    - [a] Berm soil shall be free of stones of one inch or larger in any dimension; roots, plants, sod, clods, clay lumps, or pockets of coarse sand; contaminants such as chemicals, construction materials and



building debris, fuels, and other extraneous materials harmful to plant growth; and obnoxious weeds and invasive plants.

[b] The soil shall not be infested with nematodes, grubs, other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens.

[c] Soil for berms shall be friable and with sufficient structure to give good tilth and aeration.

[d] Topsoil shall be a sufficient depth (3 inches) to support vegetation. Where whips or woody shrubs are to be planted, 18 inches of soil is required.

(v) A berm, fence or wall may not exceed 8 feet in height.

(vi) Fences or walls may be permitted to supplement a planting screen at the discretion of the Township. However, it is not the preferred method for screening.

(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/or rear yards directly abutting the residential use shall be increased to 100 feet.

(7) Parking requirement. A minimum of 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.

(9) No storage of trash, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or skins or similar items shall be permitted.

**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:

	<b>Use</b>	<b>One Off-Street Parking Space Required for Each</b>	<b>Plus One Off-Street Parking Space Required For Each</b>
F.	Industrial, Wholesale and Warehouse Uses <sup>14</sup>	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:

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**BOARD OF SUPERVISORS OF  
PLAINFIELD TOWNSHIP**

\_\_\_\_\_  
Randy Heard, Chairman

\_\_\_\_\_  
Glenn Borger, Vice-Chairman

\_\_\_\_\_  
Stephen Hurni, Supervisor

\_\_\_\_\_  
Jane Mellert

\_\_\_\_\_  
Joyce Lambert