

**BOROUGH OF ORWIGSBURG
ORDINANCE NO. 412**

AN ORDINANCE AMENDING ORDINANCE NUMBER 400
WHOSE SHORT TITLE IS "ORWIGSBURG BOROUGH
ZONING ORDINANCE" BY ADDING, DELETING AND
REVISING PORTIONS OF THE TEXT OF THE ORDINANCE
AS FOLLOWS:

BE IT ENACTED AND ORDAINED by the Borough Council of the Borough of Orwigsburg, Schuylkill County, Pennsylvania, and it is hereby enacted and ordained as follows:

Section 1. Section 2.02 is hereby amended to revise the following existing definition:

MINI- WAREHOUSE/SELF-STORAGE FACILITY. A structure containing separate storage spaces of equal or varying sizes, leased or rented on an individual basis.

Section 2. Section 6.02 H. is hereby amended to add a new Subsection 6.02 H.5., to read as follows:

- 5. Mini-warehouse/self-storage facilities, subject to the requirements of Section 10.37.

Section 3. Section 6.03 is hereby amended to read as follows:

SECTION 6.03 - LOT WIDTH, LOT AREA AND YARD REQUIREMENTS. Lot width, lot area and setbacks of not less than the dimension shown in the following table shall be provided for every dwelling unit and/or principal non-residential building hereafter erected or altered for any use permitted in this district:

SINGLE-FAMILY DETACHED DWELLINGS AND PERMITTED NON-RESIDENTIAL USES	
Minimum Lot Area*	1 acre (43,560 square feet)
Minimum Lot Width	150 feet
Setback Requirements	
Required Front Yard - Single Family Dwellings	40 feet
Required Front Yard - Non-Residential Uses	30 feet
Required Rear Yard	30 feet
Required Side Yard	20 feet
Lot coverage (maximum)	30%
* Minimum lot area based on availability of public sewer service. Where on-lot sewage disposal is proposed, lot area in addition to stated minimum may be required, subject to PaDEP approval.	

Certain uses may have additional dimensional requirements from those noted above.

Section 4. Section 10.07 H.4. is hereby amended to add a new Subsection 10.07 H.4.k., to read as follows:

- k. Libraries: At least one (1) parking space for each four (4) seats; plus one (1) parking space for each four (4) seats or two hundred (200) square feet of floor space provided for public or private assembly, whichever is greater; plus one (1) parking space for each employee on the largest shift.

Section 5. Section 10.14 A. is hereby amended to read as follows:

- A. In-ground pools may be erected or installed in any required rear yard or required side yard, but not in the front yard. Above-ground pools may be erected or installed in any required rear yard, but not in the required side yard or front yard.

Section 6. Section 10.14 C.1. is hereby amended to read as follows:

- 1. For an in-ground pool, a distance not less than fifty (50) percent of the required side yard or rear yard setback; or

Section 7. Section 10.37 A. is hereby amended to read as follows:

- A. Individual Storage Units. No individual storage unit shall be greater than three hundred (300) square feet. All such units shall be fireproof and waterproof. Each shall have separate ingress and egress secured by the user.

Section 8. Section 10.37 E. is hereby amended to read as follows:

- E. Height. Maximum building height for new construction is fifteen (15) feet.

Section 9. Section 10.37 G. is hereby amended to read as follows:

- G. Security. Security shall be provided by one (1) of the following methods:
 - 1. A seven (7) foot high chain link security fence or block wall of equivalent height shall be provided, or
 - 2. A continuous security guard shall be provided during hours of access. At all other times electronic security shall be provided; or
 - 3. Twenty-four (24) hour electronic security shall be provided.

Section 10. Section 10.37 is hereby amended to add a new Subsection 10.37 J., to read as follows:

- J. Self-Storage Facilities in Converted Structures. All self-storage facilities in converted structures shall comply with the following additional requirements:

1. All storage shall be conducted only in non-residential buildings existing as of the effective date of this Ordinance.
2. All storage facilities shall be fully enclosed structures.

Section 11. Section 10.37 is hereby amended to add a new Subsection 10.37 K., to read as follows:

K. Mini-warehouse/self-storage facilities in the R-E Residential Estate District. All mini-warehouse/self-storage facilities in the R-E Residential Estate District shall comply with the following additional requirements:

1. The lot on which the use is proposed to be located shall front on and the proposed use shall access directly to a street that is designated as a Principal Arterial, Minor Arterial or Major Collector in the Orwigsburg Borough Comprehensive Plan; and
2. The lot on which the use is proposed to be located shall (1) contain an existing nonresidential use; (2) be located adjacent to and on the same side of the street as a lot that contains an existing nonresidential use; or (3) be located adjacent to and on the same side of the street as a lot in a nonresidential zoning district.
3. No outdoor storage shall be permitted.

Section 12. All other parts, sections, subsections and provisions of the Zoning Ordinance of the Borough of Orwigsburg shall remain in effect as heretofore enacted.

Section 13. In the event any provision, section, sentence, clause or part of this ordinance shall be held to be invalid, illegal or unconstitutional, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this ordinance, it being the intent of the Borough that such remainder shall remain in full force and effect.

Section 14. This ordinance becomes effective within the time provided by law.

Section 15. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

ENACTED AND ORDAINED this _____ 9TH _____ day of OCTOBER _____, 2013.

Attest:



Borough Secretary

(SEAL)

BOROUGH OF ORWIGSBURG

By: 
President of Council

EXAMINED AND APPROVED THIS 9TH DAY OF OCTOBER 2013 A.D.



AUSTIN SCANDIBER
MAYOR OF ORWIGSBURG