

ORDINANCE NO. 2023-202

AN ORDINANCE OF SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE ADOPTED OCTOBER 2, 2007, BY AMENDING THE STANDARDS AND REGULATIONS FOR THE G-13 WAREHOUSE USE AND ADDING A LARGE WAREHOUSE/FULFILLMENT/DISTRIBUTION CENTER USE WITHIN THE TOWNSHIP.

BACKGROUND

WHEREAS, on or about October 2, 2007, the Board of Supervisors of Springfield Township enacted a new Zoning Ordinance establishing Zoning Districts, use regulations for land use types and establishing general zoning regulations for the entire Township.

WHEREAS, the Board of Supervisors finds that it is in the interest of the Township to amend the requirements pertaining to warehouses and to also add a new Large Warehouse/Fulfillment/Distribution Center use.

WHEREAS, in compliance with the requirements of Section 609(c) and (e) of the Pennsylvania Municipalities Planning Code ("MPC"), a copy of this Zoning Ordinance Amendment was forwarded to the Bucks County Planning Commission and the Springfield Township Planning Commission for review and comment.

WHEREAS, in compliance with the requirements of Section 609(b)(1) of the MPC, this Ordinance was duly advertised in The Intelligencer on 2/14/2023 and on 2/21/2023.

WHEREAS, a public hearing was held on the proposed Zoning Ordinance Amendment on 2/28/2023 in compliance with Section 609(b)(1) of the MPC.

NOW, THEREFORE, be it resolved and enacted by the Board of Supervisors of the Township of Springfield that the Springfield Township Zoning Ordinance is hereby amended as follows:

SECTION 01:

Section 404.G.(13), is deleted and replaced with the following:

(13) *G-13 Warehouse*. A building with a footprint of 25,000 square feet or less that is primarily used for the storage, wholesale, and distribution of manufactured products, supplies and equipment.

(a) Parking-one space per employee, plus one space for each company vehicle typically parking on the site.

(b) A buffer yard meeting §503 shall be required adjacent to a residential lot or residential district.

(c) There shall be no retail sales permitted in conjunction with the warehouse use.

(d) Applicant shall submit a truck turning radii plan with a zoning permit application. The plan shall sufficiently address on site internal truck turning movements. In addition, the plan shall sufficiently address truck turning movements related to ingress and egress from the property and movements on roadways surrounding the property.

SECTION 02:

Section 404.G.(16), is added as follows:

(16) *G-16 Large Warehouse/Fulfillment/Distribution Center*. A building with a footprint greater than 25,000 square feet, used primarily as a warehouse or for picking, checking, labelling and packing of goods to be redistributed rapidly to retailers, wholesalers, or directly to consumers.

(a) All access points shall be directly connected to an adjacent collector or arterial road.

(b) For buildings in excess of 100,000 square feet, a minimum lot area of 10 acres is required.

(c) Access points shall not be installed within 250 feet of any property line of a property that contains a residence or is within a residential district.

(d) All drive aisles, loading/unloading areas, and parking areas intended for truck use, as well as outdoor storage areas, shall be a minimum of 250 feet from any residence or residential district.

(e) There shall be no retail sales permitted in conjunction with the large warehouse/fulfillment/distribution center use.

(f) Parking - Off-street parking, loading, and staging spaces and loading docks are required as follows:

- 1) Off-street parking spaces – one parking space for each employee at peak periods of operation.
- 2) Staging spaces, loading spaces, and loading docks shall be specified on the initial plan to accommodate the proposed intensity of use and its possible, reasonable expansion.
 - a. Spaces shall include parking reserved for outbound trucks which are required to layover or rest due to hours-of-service regulations. Such spaces must be accessible during and after the facility's operating hours, as necessary.
- 3) All areas used for the overnight storage of two or more trucks or trailers or such combinations shall be separated from a street or lot line by a landscaped buffer yard meeting requirements of § 503. In addition, buffer yards shall incorporate a berm (Section 503.4.A.3) and an interior, 8-foot, solid fence (Section 503.4.D.3).

(g) Designated Snow Storage areas shall be provided, at appropriate locations on the site, which are of sufficient size. Snow storage areas shall not include any areas necessary to meet minimum parking, staging, or loading space requirements. Designated Snow Storage areas shall not include stormwater management facilities.

(h) Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During winter months, all trucks must pass under these mechanical scrapers prior to exiting the facility.

(i) Site Operation.

- 1) Idling Restrictions. Trucks shall comply with The Diesel-Powered Motor Vehicle Idling Act, PA Act 124 of 2008, as amended.
- 2) Appropriate signage shall be provided directing trucks to park in designated parking spaces while awaiting access to a loading/unloading dock/doorway.
- 3) Truck drivers shall be instructed as to travel routes (relative to the class of vehicle) between the facility and the nearest arterial roads by way of on-site and off-site signage and other appropriate means.

(j) Other Requirements

- 1) Exterior access to the roof of the building from ground level shall be provided to allow public safety personnel direct emergency access. That access shall meet or exceed Occupational Safety and Health Administration (OSHA) standards. Final location and specifications for the exterior access shall be subject to review and approval by the township engineer and by the fire marshal having jurisdiction in Springfield Township.
- 2) Commercial Knox Boxes are required to provide public safety personnel access to any secured areas of the site, the principal building structure, and any accessory structures. The final location(s) and specifications for Knox Boxes shall be subject to review and approval by the Springfield Township police.

(k) Application requirements

- 1) Traffic Study. Applicant shall provide, with the initial application, a Traffic Study prepared by a professional engineer, licensed in the State of Pennsylvania, in accordance with PennDOT "Policies and Procedures for Transportation Impact Studies related to Highway Occupancy Permits", latest edition. The final scope of the study shall be subject to approval by the Township, and PennDOT if the project will impact a state highway.
- 2) When submitting the conditional use application, the applicant shall provide a written narrative, and additional supporting information, documentation, studies, and reports as necessary or required below, containing detailed descriptions of the proposed use and substantive evidence demonstrating

consistency of the proposed use relative to each of the following topics:

- a. The nature of all activities and operations to be conducted on the site, including methods for disposal of any surplus or damaged materials.
- b. Hours of operation.
- c. Consistency of the proposed use with each of the general standards for a Conditional Use as set forth in Article 8.
- d. Consistency of the proposed use with the standards set forth in Section 508 relative to environmental or other impacts (e.g., odor, noise, smoke, dust, exterior lighting, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) that are likely to result from the use. The narrative shall delineate specific measures to be employed to mitigate or eliminate any negative impacts.
- e. The applicant shall submit a current Pennsylvania Department of Conservation and Natural Resources PNDI environmental review receipt for the project and additional evidence as necessary to demonstrate that no endangered species will be negatively impacted by the proposed development.
- f. Adequacy of the number, size, and location of loading and staging spaces provided for trucks to accommodate the expected demand generated by the use, including both pre-loading and post-loading activities.
- g. Adequacy of off-street staging spaces available for trucks arriving during non-business hours to prevent vehicles from parking on public streets while waiting to access the facility.
- h. Adequacy of off-street staging spaces available at facility entrances to prevent vehicles from queueing on public streets while waiting to access the facility.
- i. The applicant shall submit a truck routing map identifying anticipated routes to and from the proposed facility to the Township boundary, consistent with truck routing signage and trip distribution data presented in the required traffic study.
- j. In the event that a particular tenant has not been identified for the facility, conditional approval should require a future review that reconsiders all elements for any physical or operational change or expansion not delineated in the original application.
- k. Applicant shall submit a truck turning radii plan. The plan shall sufficiently address on site internal truck turning movements. In addition, the plan shall sufficiently

address truck turning movements related to ingress and egress from the property and movements on roadways surrounding the property.

SECTION 03:

Section 609.A.(2) shall be amended to include the following:

(v) G-16 – Large Warehouse/Fulfillment/Distribution Center.

SECTION 04: Appendix A – Uses by Zoning District Summary is hereby amended, as follows:

	WS	AD	RP	RR	DD	VC	VR	HC	PI
G-16 Large Warehouse/Fulfillment/Distribution Center	N	N	N	N	N	N	N	N	C


SECTION 05: *Repealer.* This Ordinance hereby repeals any provision inconsistent with the Zoning Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Zoning Ordinance of Springfield Township, not inconsistent herewith, shall remain in full force and effect.

SECTION 06: *Severability.* The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

SECTION 07: *Effective Date.* This Ordinance shall become effective five (5) days after its adoption.

ORDAINED AND ENACTED into Ordinance this 28th day of February, 2022.

**BOARD OF SUPERVISORS
SPRINGFIELD TOWNSHIP**



Anthony Matzura, Chairman

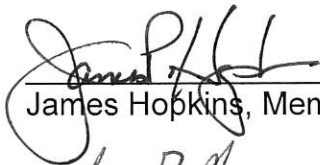
ATTEST:



Richard Purcell, Township Manager



Raymond Kade, Vice-Chair



James Hopkins, Member



James Nilsen, Member



Bill Ryker, Member