

TOWNSHIP OF ELDRED
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO.2024-02

**AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE,
TOWNSHIP ORDINANCE #2014-01, AS AMENDED; ESTABLISHING NEW
DEFINITIONS FOR WAREHOUSE USE; AMENDING THE SCHEDULE OF USES
REGARDING THE PERMITTED OR PROHIBITED USE STATUS OF WAREHOUSES
IN EACH TOWNSHIP ZONING DISTRICT; ADDING A NEW SECTION 857
PROVIDING STANDARDS FOR WAREHOUSES AND PROVIDING FOR OTHER
MISCELLANEOUS MATTERS.**

WHEREAS, Eldred Township, Monroe County, Pennsylvania, (the "Township") is a Pennsylvania second class township, organized and operating under the Pennsylvania Second Class Township Code ("Township Code"), 53 P.S. Sec. 65101, et seq.;

WHEREAS, pursuant to Sec. 1505 of the Township Code, 53 P.S. Sec. 66505, the corporate powers of the Township shall be exercised by the Township Board of Supervisors (the "Board");

WHEREAS, Section 1506 of the Township Code, 53 P.S. Section 66506, authorizes the Board of Supervisors to make and adopt any ordinances, by-laws, rules and regulations not inconsistent with or restrained by the Constitution and the laws of this Commonwealth necessary for the proper management, care and control of the Township, and its finances and maintenance of peace, good government, health, and welfare of the Township and its citizens, trade, commerce and manufacturers;

WHEREAS, Section 1516 of the Township Code, 53 P.S. 66516, entitled "Land Use Regulations," authorizes the Board of Supervisors to plan for the development of the Township through zoning, subdivision and land development regulations under the Act of July 31, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

WHEREAS, pursuant to such authority, the Township enacted on May 1, 2014, Township Ordinance #2014-01, commonly known as the Eldred Township Zoning Ordinance, (the "Zoning Ordinance");

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and re-enacted by the Act of December 21, 1988, P.L.

1329, No. 170, found at 53 P.S. 10609, entitled "Enactment of Zoning Ordinance Amendments," sets forth provisions for the enactment of amendments to zoning ordinances pursuant to certain procedural formalities;

WHEREAS, the Board from time to time has reviewed the Zoning Ordinance, and amended the Zoning Ordinance, as the Board finds in the best of interests of the health, safety and welfare of Township residents;

WHEREAS, the Board desires to plan for and accommodate the managed use and regulation of warehouse uses for the needs of its residents and businesses;

WHEREAS, the Board finds that amendment of the Zoning Ordinance as provided herein will promote, protect and facilitate the public health, safety and general welfare of the Township's residents;

WHEREAS, the Board desires to amend the Zoning Ordinance in regards to warehouse uses to promote the harmonious, adequate and safe development and use of property located in the Township; and

WHEREAS, prior to the enactment of this Ordinance, the Board has submitted the proposed Ordinance to the County and Township Planning Commissions for comment, and also held a public hearing on the proposed Ordinance.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Eldred Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same, to wit:

Section 1. The Zoning Ordinance is amended as follows:

A. **Section 303, Definitions**, is amended by deleting the current definition of "Warehouse", and adding the following definitions:

WAREHOUSE or WAREHOUSE USE: A building or group of buildings primarily used for the unloading and indoor storage, transfer, and distribution of products and materials with a use of the processing of materials so as to sort out which finished goods are to be transported to different

locations, and the loading and unloading of such goods. A warehouse shall not include value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, product mixing, packaging, cross-docking, order fulfillment, or order returns, and shall not include the consolidation of several orders into one large order for distribution to several recipients and/or vice versa, or any manufacturing or processing. *A warehouse does not include a truck terminal.*

WAREHOUSE, LARGE: A Warehouse that exceeds 25,000 square feet of gross floor area per lot.

WAREHOUSE, SMALL: A Warehouse that does not exceed 25,000 square feet of gross floor area per lot.

WAREHOUSE, TRAFFIC INTENSIVE: Any Warehouse Use, regardless of size, that incorporates ten (10) or more tractor trailer loading/unloading docks or would generate more than fifty (50) tractor-trailer trips or 100 non-tractor trailer truck trips in any 24-hour period based on the latest edition of the Institute of Transportation Engineers' Trip Generation Handbook. A "trip" shall be defined as one arrival at or one departure from the property on which the use is located.

B. Section 404, District Regulations, is amended by deleting "Warehouses" from the Principal Permitted Uses in the I - Industrial District SCHEDULE OF USES, and adding "Warehouses" to the list of **CONDITIONAL USES** of the I - Industrial District SCHEDULE OF USES.

C. Article VIII, Standards for Specific Uses, of the Zoning Ordinance, is amended by adding a new Section 857, previously reserved, as stated in Exhibit "A" hereto, and incorporated by reference as though fully set forth herein.

D. **Section 703, Environmental Impact Statement, Item No. 8 "Warehouses and Trucking Terminals"**, shall be amended so as to delete the reference to "and Trucking Terminals".

E. **Section 707.7, "Regulated Uses"**, is amended by deleting the reference to "Trucking Terminals", and "Warehouses" is added to the Scheduled Regulated Land Uses, as prohibited in the Zone 1, Special Exception in Zone 2, and governed by underlying Zoning District (Zone Dist) in Zone 3.

Section 2. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that such remainder shall be and shall remain in full force and effect.

Section 3. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar, but only insofar, as the same are inconsistent herewith. To the extent the provisions of this Zoning Ordinance Amendment are the same as any provisions of the Zoning Ordinance, as amended, in force immediately prior to adoption of this Ordinance, the provisions of this Ordinance are intended as a continuation of such prior provisions and not as new provisions. The provisions of this Ordinance shall not affect any act done or liability incurred, nor shall such provisions affect any suit or prosecution pending or to be initiated to enforce any right or penalty or to punish any offense under the authority of any ordinance in force prior to adoption of this Ordinance.

Section 4. This Ordinance shall take effect five (5) days after the date of its enactment.

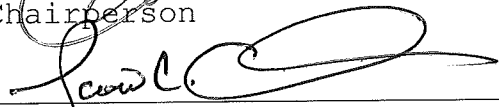
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ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of Eldred Township, Monroe County, Pennsylvania this 18th day of September, 2024.

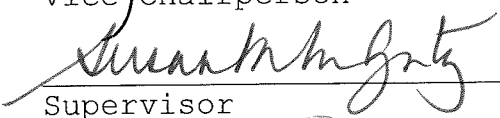
TOWNSHIP OF ELDRED
BOARD OF SUPERVISORS




Chairperson



Vice Chairperson



Supervisor



Township Secretary

(TOWNSHIP SEAL)

EXHIBIT "A" TO ORDINANCE

857 Warehouses

In addition to all other applicable standards in this Ordinance, the following regulations shall apply to Warehouse Uses. In the event that these standards conflict with the requirements in another section of this Zoning Ordinance, the stricter of the conflicting requirements shall apply.

857.1 Dimensional Requirements

- A. The minimum lot area for a Small Warehouse shall be two (2) acres.
- B. The minimum lot area for a Large Warehouse Use having a total gross floor area between 25,000 square feet and 100,000 square feet per lot shall be five (5) acres.
- C. The minimum lot area for a Large Warehouse having a gross floor area in excess of 100,000 square feet shall be ten (10) acres.

857.2 Requirements for All Warehouse Uses

The following shall apply to all Warehouse Uses, regardless of size:

A. Access and Parking

- 1. Where gates, guard shacks or checkpoints are proposed at the entrance(s) to the facility, adequate queuing space shall be provided within the property boundaries to prevent stacking of vehicles on or along public streets.
- 2. In addition to off-street loading facilities, each Warehouse Use shall provide off-street parking for passenger vehicles in accordance with Section 504, Off-Street Parking and Loading, of the Township Zoning Ordinance, and future amendments thereto.

B. Off Street Loading

- 1. Each Warehouse Use shall provide off-street loading facilities which meet the minimum requirements of this Section and are sufficient to accommodate the maximum demand generated by the use.
- 2. A minimum of one off-street loading space per loading dock must be provided. Spaces for tractor trailers must measure at least twelve (12) feet by eighty (80) feet.

3. Each loading space and the needed maneuvering room shall be located entirely on the lot being served and be located outside of required buffer areas and street rights-of-way.
4. Each loading space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it creates a safety hazard, public nuisance or an impediment to traffic off the lot.
5. Fire Lanes. Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations of these lanes are subject to review by the Township Fire Marshal (or other duly designated emergency services official serving the Township).

C. Lighting

The Warehouse Use shall comply with the lighting standards contained in Section 701.8 of the Zoning Ordinance as well as the following standards to the extent they exceed those contained in Section 701.8:

1. For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, luminaires shall be aimed straight down, have no uplight, and shall meet Illuminating Engineering Society of North America (IESNA) full-cutoff/fully shielded criteria.
2. For the lighting of predominantly non-horizontal tasks or surfaces such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway.
3. The illumination projected onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point on the receiving residential property.
4. The illumination projected from any property onto a non-residential use shall at no time exceed 1.0 initial footcandle, measured line-of-sight from any point on the receiving property.
5. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle and luminaire placement.
6. LED light sources shall have a correlated color temperature that does not exceed 3000K.

7. Luminaires shall not be mounted in excess of twenty (20) feet above finished grade of the surface being illuminated.
8. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within 1/2 hour of the close of the facility. On/off control shall be by astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not be in excess of twenty-five (25) percent of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11:00 p.m. or after normal business hours, or the use of motion-sensor control, shall be permitted.

D. Sensitive Receptors

1. For purposes of this section, sensitive receptors shall be defined as schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.
2. Unless physically impossible, loading docks, truck entries, and truck drive aisles shall be oriented away from abutting sensitive receptors.
3. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, the Township must consider existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors. Loading docks, truck entries, and drive aisles may be located near sensitive receptors at the discretion of the Township Board of Supervisors, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.
4. For any Warehouse Use larger than 100,000 square feet in size, the building's loading docks shall be located a minimum of 300 feet away, measured from the property line of the sensitive receptor to the nearest dock door using a direct straight-line method.

E. Sound

The Warehouse Use shall comply with the sound/noise standards contained in Section 701.6 of the Zoning Ordinance as well as the following standards to the extent they exceed those contained in Section 701.6:

1. The Community Noise Equivalent Level (CNEL) at the boundary of any property containing a sensitive receptor, as defined in paragraph (D)(1) above, shall not exceed 60 dBA.
2. The Community Noise Equivalent Level (CNEL) at the boundary of any developed property not containing a sensitive receptor shall not exceed 70 dBA.
3. Sound that is produced for not more than a cumulative period of 1 minute in any hour may exceed the standards above by up to 10 dBA.
4. For purposes of this section, CNEL is defined as the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dB to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dB to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
5. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal or road repair.

F. Prohibited Outdoor Storage

No outdoor storage of trash, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or skins or similar items shall be permitted. Outdoor storage of products and materials is also prohibited. Products and materials shall be stored indoors only.

G. Prohibited Vibrations

Vibration perceptible beyond the lot line shall not be permitted except vibration as a result of construction activities.

H. Proper Containment and Disposal of Fuel and Other Items

The Warehouse Use shall include an appropriate system to contain and properly dispose of any fuel, grease, oils or similar pollutants that may spill or leak where such substances are stored or where vehicles are fueled, repaired or maintained.

I. External Building Materials

External building materials shall be of low-reflective, subtle, or earth tone.

J. LEED Certification

LEED certification is strongly encouraged.

K. Radio Coverage for Emergency Responders

The applicant must coordinate with Monroe County 911 and Emergency Management to ensure adequate radio coverage for emergency responders in all building indoor areas on the warehouse lot.

L. Compliance with Floodplain Regulations

The Warehouse Use shall comply with the Township's floodplain regulations.

857.3 Requirements for Large Warehouse

In addition to the requirements applicable to all Warehouse Uses, Large Warehouse Uses shall be subject to the following:

A. Buffer Yard

1. Any Large Warehouse Use where vehicle parking, outdoor storage and/or loading/unloading areas are visible from beyond the exterior lot lines of the use shall be screened by a buffer yard in accordance with this section.
2. Where the combined footprint of the principal structure or structures is 25,000 square feet to 99,999 square feet:
 - (i) A minimum 100-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park or public open space.
 - (ii) A minimum 50-foot buffer yard shall be provided along any property line adjacent to a non-residential use or zone.
3. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:
 - (i) A minimum 150-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park or public open space.
 - (ii) A minimum 50-foot buffer yard shall be provided along all other property lines.
4. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

- (i) A minimum 300-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park or public open space.
 - (ii) A minimum 50-foot buffer yard shall be provided along all other property lines.
5. Buffer yards along roadways shall be measured from the street right-of-way line.
 6. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.
 7. Buffer yards shall exclude environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies such as the Pennsylvania Department of Environmental Protection.
 8. The buffer yard shall include a dense landscape buffer consisting of the following:
 - (i) One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall be a minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used within buffers at a ratio of 3:1 (narrow species: large evergreen). No more than 25% of total required large evergreen species can be substituted with narrow/upright species.
 - (ii) One canopy (shade) tree per 75 linear feet of buffer. Size of canopy (shade) trees shall be a minimum of 2½ inch caliper at the time of planting.
 - (iii) One ornamental/flowering tree per 50 linear feet of buffer. The size of ornamental/flowering trees shall be a minimum of eight (8) feet in height for multi-stemmed varieties, or 2½ inch caliper at the time of planting for single-stemmed varieties.
 - (iv) Five (5) shrubs per 25 linear feet of buffer. Size of shrubs shall be fully branched and minimum of three feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% being evergreen.
 9. The landscape buffer shall be located along the outer edge of the buffer yard.
 10. Plant material within buffer plantings shall meet the following requirements:
 - (i) Be resistant to diesel exhaust.
 - (ii) Not be identified on the most current DCNR invasive species or watch lists.
 - (iii) Be hardy within USDA hardiness Zone 6 .

- (iv) Shall be planted on the top and the exterior of any berm in order to provide effective screening.
- (v) Shall be arranged in groupings to allow for ease of maintenance and to provide a naturalized appearance.
- (vi) Shall provide a diversity in plant species, such that no one species accounts for more than 25% of each plant type.
- (vii) The plantings shall be arranged to provide a complete visual screen of the property at least twelve (12) feet in height, measured in addition to the height of any required berm, within three (3) years.
- (viii) Proposed plantings shall be reviewed and approved by the Township Engineer.

B. Berm

1. Any vehicle or tractor-trailer truck parking, outdoor storage and/or loading/unloading areas that are visible from and are within 250 feet of the exterior lot lines of the use shall be separated from such lot lines by an earthen berm in accordance with this section.
2. The berm shall average a minimum of five (5) feet in height above the adjacent average ground level (disregarding any drainage channel) on the outside of the berm.
3. The berm shall not have one completely continuous height, but instead shall vary in height by one (1) foot or two (2) feet in places.
4. The berm shall have a maximum side slope of three horizontal to one vertical.
5. The berm shall be covered by a well-maintained all season natural ground cover, such as grass.
6. Required screening plantings shall be arranged on the outside and top of the berm.

C. Environmental and Community Impact Analysis

Prior to the commencement of the conditional use hearing, the applicant shall provide an environmental and community impact analysis to the Township Board of Supervisors. The environmental and community impact analysis shall include:

1. A narrative description of the nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials.

2. A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of the Commonwealth, and cultural and historic resources on the property and within 500 feet of the boundaries of the property.
3. Evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations, such as a contract with an appropriately licensed or permitted third party for disposal of materials demonstrating compliance with state and federal regulations.
4. An evaluation of the potential impacts of the proposed use, both positive and negative, upon:
 - (i) Emergency services and fire protection;
 - (ii) Water supply;
 - (iii) Sewage disposal;
 - (iv) Solid waste disposal;
 - (v) Snow removal;
 - (vi) School facilities and school district budget; and
 - (vii) Municipal revenues and expenses;
5. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances.
6. Any additional information that would be required by Section 703 of the Zoning Ordinance.

D. Solar System

1. All building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed.
2. Any portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index of not less than 78. This shall be the minimum solar reflective rating of the roof material for the life of the building.

857.4 Traffic Intensive Warehouses

In addition to the requirements applicable to all Warehouse Uses, and Large Warehouse Uses, any Warehouse Use that constitutes a Traffic Intensive Warehouse shall satisfy the following additional standards:

A. The minimum lot area shall be 10 acres.

B. All entrances for trucks, loading/unloading areas, outdoor storage and truck parking areas shall be a minimum of 250 ft. from any dwelling and from the boundary of any residential zoning district.

C. Traffic Impact Study.

1. Prior to the commencement of the required conditional use hearing, the applicant shall provide to the Township Board of Supervisors a Traffic Impact Study (TIS).
2. The TIS shall be prepared by a registered professional traffic engineer or transportation planner with verifiable experience in preparing such studies.
3. The TIS shall be in accord with the Institute of Transportation Engineers' recommended methodology and Pennsylvania Department of Transportation guidelines.
4. The basic calculation and analytical methods and assumptions used in the TIS shall be clearly stated in the TIS.
5. Prior to initiation of the TIS, the applicant's traffic engineer or planner shall meet with the Township Engineer to establish:
 - (i) The area to be studied. The study area for the traffic study shall be based on engineering criteria and an understanding of existing traffic conditions at the site. It shall represent that area likely to be affected by the development, where roadway users are likely to experience a change in the existing level of service. The study area shall be limited to streets and intersections within a maximum of two (2) miles of the proposed project boundaries, except for a use projected to generate more than 3,000 trips per day, which shall have a maximum study area of three (3) miles from the project boundaries.
 - (ii) The times of day and times of year to conduct traffic counts. To the greatest extent possible, traffic counts should be performed at times of day and times of year during which the highest traffic volume is anticipated.
6. Study Contents. The TIS shall contain the following elements:
 - (i) The study area boundary and identification of the roadways included within the study area.

- (ii) Existing land uses, approved and recorded subdivision and land developments, and subdivisions and land developments proposed but not yet approved and recorded in the study area that are agreed upon by the developer, his traffic engineer, and the Township's Engineer as having bearing on the development's likely impact.
- (iii) A description of the proposed development and its proposed access and the surrounding street system. If a development is proposed to occur in stages, each stage shall be described and considered in the study. If the applicant owns other lands within the study area, reasonable assumptions shall be made about how that land can be expected to be developed and shall be considered.
- (iv) Daily and peak hour(s) traffic volumes. Schematic diagrams depicting daily and peak hour(s) traffic volumes shall be presented for roadways within the study area. Turning movement and main-line volumes shall be presented for the three peak-hour conditions (a.m., p.m. and site generated). However, only main-line volumes are required to reflect daily traffic volumes. The source and/or method of computation for all traffic volumes shall be included.
- (v) The locations of all accidents reportable to the State Police within the study area during a recent two-year period shall be noted.
- (vi) Expected Traffic Generation. The study shall include an estimate of the number of tractor trailer trips and an estimate of the number of other vehicle trips expected to be generated by the use and any future stages during the A.M. and P.M. peak hours. Such estimates shall be based upon the latest published estimates of the Institute of Transportation Engineers, or its successor entity, unless the applicant provides the Township with estimates and supporting documentation based upon actual traffic counts of closely similar developments in Pennsylvania. Schematic diagrams depicting projected future daily and peak-hour(s) traffic volumes shall be presented for the roadways within the study area. Projected turning movement and main-line volumes shall be presented for the three peak-hour conditions (a.m., p.m. and site generated). The source and/or method of computation for all projected traffic volumes shall be included.
- (vii) Projected Effects. The study shall take into account not only the use proposed by the applicant, but also other uses and developments that have received building permits or preliminary subdivision or land development approval from a municipality. The study shall project A.M. and P.M. peak hour traffic volumes and levels of service on impacted intersections and streets. If the traffic generation by the development would be more than 50% greater during any hour other than the A.M. or P.M. peak hour on adjacent streets, the study shall analyze both the peak hours for the development and for adjacent streets.
- (viii) Levels of Service. The TIS shall include the existing and anticipated levels of service (A, B, C, D, E, or F), for key traffic movements, including turning

movements, along with a description of typical operating conditions at each level of service, following the standards of the Pennsylvania Department of Transportation.

- (ix) The direction of approach for site-generated traffic for the appropriate time periods.
 - (x) Analysis of any heavily traveled intersections at entrances to the development and other major unsignalized intersections in the study area to determine whether a traffic signal is warranted by Pennsylvania Department of Transportation criteria. Existing traffic signals that are significantly impacted shall be studied to determine whether they are in need of upgrading.
 - (xi) Recommended improvements. If the analysis indicates that unsatisfactory levels of service (levels of service D, E or F) as described in Highway Capacity Manual (Transportation Research Board Special Report 209, 1985 or latest edition) will occur on study-area roadways, a description of the location, nature and extent of proposed improvements to remedy deficiencies shall be included. The applicant may also agree to commit towards the long-term support of a program to reduce peak-hour traffic by private vehicles, through programs such as van-pooling, support of mass transit or staggered work hours, in place of certain structural improvements.
 - (xii) The study may take into account traffic improvements which are clearly funded and will occur within the next two (2) years. The study shall include suggestions for how each congested or hazardous intersection in the study area should be improved to reduce the hazard or congestion, and a rough estimate of the cost of that improvement.
7. Completion of Improvements. Any traffic improvements that are required as a condition of any approval under this Chapter or the Subdivision and Land Development Ordinance shall be incorporated into the subdivision plan and/or land development plan and be in place or sufficient funds committed in escrow acceptable to the Township prior to the issuance of any needed occupancy permit agreed to at the time of approval.

D. Signage and Traffic Patterns

1. Any entry gates into the loading dock/truck court area shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line. The stacking distance shall be increased by 70 feet for every 20 loading docks beyond 50 docks. Queuing and circling of vehicles on public streets immediately pre- or post-entry to a Traffic Intensive Warehouse is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.
2. Applicants shall submit to the Township Engineer, and obtain approval of, all turning templates to verify truck turning movements at entrance and exit driveways and street

intersections adjacent to a Traffic Intensive Warehouse prior to conditional use/special exception approval.

3. Anti-idling signs indicating a three-minute diesel truck engine idling restriction shall be posted at Traffic Intensive Warehouse along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.
4. Prior to conditional use approval, the applicant shall establish and submit for approval to the Board of Supervisors a truck routing plan to and from the state highway system. The plan shall describe proposed truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the plan. The Township Board of Supervisors shall have discretion to determine if changes to the plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.
5. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan and state highway system.
6. Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.
7. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. Township may require the facility operator to post signs on surface or residential streets indicating that off-site truck parking is prohibited by Township ordinance and/or the truck routing plan.
8. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.
9. All signs under this section shall be legible, durable, and weather-proof.

E. Parking and Amenities for Truck Drivers

1. A Traffic Intensive Warehouse shall provide one (1) tractor-trailer parking space measuring twelve (12) feet by eighty (80) feet for every two (2) tractor-trailer loading docks. These spaces shall be in addition to those spaces provided for the loading and unloading of tractor-trailers.

2. A minimum of 5% of the required total tractor-trailer parking spaces shall be reserved for outbound trucks which are required to layover or rest due to federal hours of service regulations. Such spaces must be made available to tractor-trailers during and/or after the facility's operating hours as necessary.
3. All trucks awaiting access to a loading/unloading dock/doorway shall park in the designated tractor trailer parking spaces unless all such spaces are already occupied.
4. Parked trucks shall not leave engines idling unless required for safety or weather-related reasons. Electrical outlets shall be included in parking areas for trucks to utilize.
5. Each and every building containing a Traffic Intensive Warehouse shall have amenities for the truck drivers/operators of the vehicles using the facility in addition to any similar amenities provided to on-site employees.
6. Each amenity shall include, at a minimum, a suitable lounge for drivers/operators containing not less than five (5) seats, a four-seat table, restroom facilities, including at least three (3) sinks, stalls, etc., per restroom, and dispensing machines or other facilities to provide food and beverages.
7. At least one (1) amenity shall be provided for every thirty (30) truck loading/unloading docks of the use.

F. Mechanical Ice Scraper

The Traffic Intensive Warehouse development shall have an on-site mechanical ice scrapper for truck use.