

Warehouse/Distribution Center Regulations Zoning Text Changes

Approved 5-9-23; effective 5-28-23

| SUMMARY OF PROPOSED ZONING TEXT AMENDMENTS | | |
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| Section | Summary | |
| Article 1 Introductions/Districts Remove Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers | Remove- Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers | |
| Section 2.11 Commercial and Industrial Storage and Display Modify 2.11.A Modify 2.11.C | Add- Screening requirements of Sec 6.2.5. Modify- Limited outdoor display storage would be allowed with Commission approval. | |
| Section 2.16 Location and Screening of Ancillary Structures Modify 2.16 | Add- screening requirements of Section 6.2.5. | |
| Table 4.1.1A Permitted Commercial and Industrial Uses Modify use table | <p>Modify- Permitted Use Table</p> <p>Automobile Service and Repair allowed in Industrial zone by site plan unless abuts residential zone then by special exception.</p> <p>Automotive Fuel allowed by site plan in Design Commercial. Requires special exception approval when abutting a residential zone.</p> <p>Beverage Stores (quick service) allowed by site plan in the General Commercial and Restricted Commercial zone.</p> <p>Convenience Stores now also allowed by site plan in General Commercial and Restricted Commercial zone.</p> <p>Distribution Centers allowed by special exception in the Industrial zone. Minimum 500 feet distance requirement from residential zones.</p> <p>Earth Product Screening allowed as a special expectation in the Industrial zone only as an accessory use.</p> <p>Fulfillment Center (last mile center) allowed by special exception in the Industrial zone. Minimum of 750 feet distance from a residential zone.</p> <p>Manufacture, Processing and Packaging Facility allowed by site plan in the Industrial zone, if facility is over 40,000 SF adjacent to residential zone then subject to special exception approval.</p> <p>Storage Facilities (Self-Storage) allowed by site plan in General Commercial and Industrial zone unless</p> | |

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| | <p>abutting residential zone then by special exception approval.</p> <p>Warehouses allowed by site plan in Industrial zone, except facilities over 40,000 SF adjacent to residential zone then subject to special exception approval. Relocate Warehouse type uses under warehouse type uses within the table.</p> | |
| <p>Section 4.1.5 Traffic Requirements</p> <p>Modify 4.1.5</p> | <p>Add- Additional traffic requirements. These include, on-site and off-site queuing provisions, traffic reports (when required) that shows traffic impact, projected traffic volume and impact on streets etc.</p> | |
| <p>Section 4.4.6 Parking and Circulation Requirements</p> <p>Modify 4.4.6.C</p> | <p>Modify - No parking permitted in required setbacks abutting Rt. 30 or I-291. Employee parking, shall be located adjacent to buffers which abut up to residential zones.</p> | |
| <p>Section 4.4 I-291 Corridor Development Zone</p> <p>Modify Sec. 4.4.3 Permitted and Prohibited Uses</p> | <p>Add provision that exempt warehouse type uses from the separating distances of Sec 7.24.</p> | |
| <p>Section 4.4.6 Parking and Circulation Requirements</p> <p>Modify Sec 4.4.6 C.2</p> | <p>Modify to encourage employee parking closest to buffer areas</p> | |
| <p>Section 4.5.1 Industrial Zone Purpose</p> <p>Modify 4.5.1</p> | <p>Modify- Added intent to title and updated entire section. Purpose to permit manufacturing and related uses, including small-scale warehousing, office and service industries. Design of these facilities to show access management, sign control and adequate buffering.</p> | |
| <p>Section 4.5.4 Storage of Material</p> <p>Modify 4.5.4</p> | <p>Add- Outdoor Storage to Section and requirements for outdoor storage. Limit outdoor storage to maximum height of 20 feet with effective screening.</p> | |
| <p>Add Section 4.5.7 Pedestrian and Bicycle Access</p> <p>Add 4.5.7</p> | <p>Add- new section, which requires that site plans shall accommodate bicycles and pedestrian as outlined in Section 6.7.</p> | |
| <p>Added Section 4.5.8 Performance Standards</p> <p>Add 4.5.8, 4.5.8.a, 4.5.8.b, 4.5.8.c</p> | <p>Add- new section, which states that no development should have environmental impact, such as unreasonable emission of smoke, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutants. This added sub-section that highlighted noise and air pollution compliance and requirements.</p> | |
| <p>Add Section 4.5.9 Illumination</p> | <p>Add- new section, which requires exterior illumination and noise shall be controlled by design or screening as not to intrude upon adjacent streets or properties. Reduction of lighting during night time hours would be encouraged.</p> | |

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| Add Section 4.5.10 Protection of Natural Diversity | Add- new section, which states that no land located within an area designated by DEEP can be developed without first applying to DEEP. | |
| Section 6.2 Landscaping and Buffers Modify 6.2.1.B Modify 6.2.1D Add 6.2.1.G Add 6.2.1.H | Modify- 6.2.1.B identification of invasive plant species by DEEP. Modify- 6.2.1.D Potentially requiring fencing around detention basins with decorative fencing required if facing a public way. Add 6.2.1.G Landscaping to include crop pollinators Add 6.2.1.H Landscape strips between commercial properties shall be monitored for trash. | |
| Section 6.2.2 Maintenance of Landscaping Modify 6.2.2 | Modify 6.2.2 Commission to require additional bonding for sites without irrigation systems and all buffer bonds to be held for a minimum of two years to ensure survival. | |
| Section 6.2.4 Buffers Modify 6.2.4.A Modify 6.2.4.B.2 Add 6.2.4.B.4.c Add 6.2.4.B.4.d Modify 6.2.4.B.8 Modify Table 6.2.4A Buffer Widths Modify 6.2.4.C.1 Modify 6.2.4.C.2 Modify 6.2.4.D Modify 6.2.4.E Add 6.2.4.F | Modify 6.2.4 Purpose to include pollutants and further describe the purpose of a buffer. Modify 6.2.4.B.2 to add at time of the application and adjust height of evergreen trees, shade trees and caliper. Suggests reviewing Section 11.1.9.2 Cross Sections. Add 6.2.4.B.4.c Multifamily Assisted Housing Add 6.2.4.B.4.d Senior Residence Development Modify 6.2.4.B.8 to further review alternative buffer and planting requirements. Modify Table 6.2.4A Buffer Widths Buffer Width in GC, RC and TS zone to be 50 feet and in I zone to be 75 feet. Modify 6.2.4.C.1 any pre-existing lot in the I zone prior to these adopted regulations can maintain a 50-foot approved buffer. Modify 6.2.4.C.2 when a 75-foot buffer is required the buffer width can be reduced to 50-feet upon demonstration of performance standards. Modify 6.2.4.D from Interplanted Buffer to Buffer Plantings and combine language in Item E Non Interplanted Buffer. Remove tree suggestions. Modify 6.2.4.E from Non Interplanted Buffer to Alternative Buffer and review options for alternative buffers and requirements. Add 6.2.4.F Eliminate alternative Buffers and change to Berms. Review berm designs and requirements. | |
| New- Section 6.2.5 Screening Requirements | Add Section 6.2.5 Screening Requirements- The section reviews the purpose, standards and types of screening the Commission will now require. | |

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| Section 6.4 Parking and Access Modify Table 6.4.3B | Modify- Table 6.4.3B Minimum Required Parking Spaces for Commercial and Industrial Uses to add separate requirement for Distribution Facilities and modify Manufacturing and Warehouse parking. | |
| Section 6.4.4 Off-Street Parking- General Provisions Modify 6.4.4.A Add 6.4.4.I, 6.4.4.J, 6.4.4.K | Modify-6.4.4.A Parking requirement to be exclusive for any truck parking requirements. Add 6.4.4.I Circulation Road to be required around the site with a minimum width of 20 feet Add 6.4.4.J Construction of Parking to include parking lots to have proper drainage and conform with Federal ADA requirements. | |
| Section 6.4.5 Design of Parking Areas Modify 6.4.5.A Add 6.4.5.I, 6.4.5.J, 6.4.5.K, 6.4.5.L and 6.4.5.M | Modify- 6.4.5.A to add truck turnaround may be required. Add- 6.4.5.I to address wider truck access. Add- 6.4.5.J to address turning radius in accordance with Public Improvement Specifications. Add- 6.4.5.K identify parking spaces on site plans with signage. Add- 6.4.5.L no parking to interfere or block designated loading areas. Employee parking to not be located near truck traffic. Add- 6.4.5.M EV Charger requirements | |
| Section 6.4.8 Off-Street Loading Add Section 6.4.8.1 Add 6.4.8.1.A Modify 6.4.8.B Add 6.4.8.C Add 6.4.8.D | Add- Section 6.4.8.1 General Provisions Add- 6.4.8.1.A Loading and Screening requirements. Some requirements include: warehouse truck loading aprons to be no closer than 150 feet from residential boundary lines and truck loading areas to be complete screened. Modify- 6.4.8.B Loading Docks/Receiving Areas to allow the Commission to permit truck loading area aprons between sides of the building and a secondary frontage. Add- 6.4.8.C Protection of Buildings- require bumpers at dock-height doors and bollards to be located to either side of drive through doors and building corners adjacent to paved accessways. Minimum heights for truck loading docks and fuel pump canopies. Add- 6.4.8.D Loading Space Standards for new buildings or additions of 10,000 SF or more. Standards include one space for each use between 10,000-20,000 sf and one space for each additional 10,000 sf. Truck loading spaces shall be at least 10 feet in width and 25 feet in length. Truck trailer storage space to be 12 feet in width and 65 feet in length. | |
| Section 6.4.9 Modification of Minimum Required Parking Spaces | Add- Maximum parking reduction of 10% with option to show reserve spaces | |

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| Modify 6.4.9 | Add- Items 1 and 2 under this section to review conditions of parking reduction. | |
| Section 6.7.2 Pedestrian and Bicycle Accommodations Modify 6.7.2.6 Modify 6.7.2.7 Add 6.7.4 | Modify- 6.7.2.6 to include egress paths to be lit for safety Modify- 6.7.2.7 pedestrian ways and sidewalks to be provided wherever possible. Add- 6.7.4 Mass Transit Provisions | |
| Section 7.24 Freight, Truck, and Bus Terminals; Warehouses and Distribution Center Add Section 7.24 | Add- Section 7.24. Reviews Intent of this use. Provides definition for warehouse, distribution center, bus/truck storage facility, freight terminal, and last mile delivery facility. This section cover provisions, buffer/screening requirements and additional application information. | |
| Section 8.4 Special Exception Standards and Procedures Modify 8.4.B.4 and 15 | Modify environmental impacts by adding emission; add noise criteria consideration | |
| Section 10.2 Definitions Add to Definitions | Add- Definitions for Access Drive, Storage Facility (self-storage) and Screening | |
| Appendix Add Section 11.9 Appendix I | Add Section 11.9 Appendix I – Buffer and Landscaping Design review air quality, noise control visual screening and cop pollinator habitat requirements. | |

Modify Section 1.5 to extend moratorium by 4 months to expire 8/22/23