

ORDINANCE NO. 2022- 04

AN ORDINANCE OF THE TOWNSHIP OF HAMPDEN, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING PART 2 OF CHAPTER 27 OF THE TOWNSHIP OF HAMPDEN CODE OF ORDINANCES (DEFINITIONS), SECTION 203 (SPECIFIC WORDS AND PHRASES); PART 11 OF CHAPTER 27 OF THE TOWNSHIP OF HAMPDEN CODE OF ORDINANCES (APARTMENT-OFFICE-LIMITED), SECTION 1112 (CONDITIONAL USES); AND PART 19 OF THE TOWNSHIP OF HAMPDEN CODE OF ORDINANCES (CONDITIONAL USES) AS SUBSEQUENTLY AMENDED, ADDING A NEW CONDITIONAL USE AND REGULATORY REQUIREMENTS.

**BE IT HEREBY ENACTED AND ORDAINED**, and it is hereby enacted and ordained by the Board of Township Commissioners in and for the Township of Hampden, Cumberland County, Pennsylvania, as follows:

**SECTION 1:** Chapter 27, Part 2, Section 203 of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to add the following language:

CONTRACTOR’S EQUIPMENT STORAGE – an accessory building, or storage area(s) within a principal building, including, but not limited to, a garage, office area, and/or warehouse area, within a principal building, or an enclosed area in compliance with §1917.E, used primarily for the storage of contractor’s and/or builder’s tools, equipment, materials and machinery and which use may include preventative maintenance of those tools, equipment, materials and machinery but shall not include servicing or repair of those tools, equipment, materials and machinery.

**SECTION 2.** Chapter 27, Part 11, Section 1112, Conditional Uses, of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to add the following language:

2. Contractor’s Equipment Storage.

**SECTION 3.** Chapter 27, Part 19 of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to add the following language:

**§1917 CONTRACTOR’S EQUIPMENT STORAGE**

Where Contractor’s Equipment Storage is permitted as a Conditional Use, the following standards and criteria shall apply:

- A. The Contractor’s Equipment Storage shall only be permitted as an accessory use on the same lot as the business office of the contractor and/or builder utilizing the Contractor’s Equipment Storage and not as a principal use on a lot.
- B. The Contractor’s Equipment Storage shall not be permitted on a lot that abuts a Residential-Towne, Residential-Suburban, or Residential-Country Zoning District.
- C. The Contractor’s Equipment Storage shall only be on a lot which abuts and has direct access from a Collector or Arterial Street.
- D. Where the Contractor’s Equipment Storage area within an accessory building or within an area enclosed by a fence abuts any lot containing an existing residential use, a buffer screen consistent with Section 1702 of this Chapter, shall be installed and maintained on the lot containing the Contractor’s Equipment Storage use along the common boundary of the lot with the residential use and the lot with the storage area.
- E. The Contractor’s Equipment Storage shall be within an accessory building, or storage area(s) within a principal building, including, but not limited to a garage, office area and/or warehouse area, within a principal building that shall meet the Yard Regulations of Section 1107 of this chapter or within an area that is secured and screened by a fence eight (8) feet in height and sufficient to screen such storage from sight of all adjacent properties and from any adjacent roads, streets, or other access ways, and shall meet the Yard Regulations of Section 1107 of this

Chapter (except that such fence shall have a side and rear yard setback of 10 feet from any lot containing a nonresidential use). In no instance will Contractor's Equipment Storage be permitted between the principal building and a street.

F. The Contractor's Equipment Storage shall be depicted on the Conditional Use Application and shall meet the following criteria:

1. The permitted storage area shall not be more than 25% of the area of the lot containing the use.
2. There shall be no Contractor's Equipment Storage within any required front, side or rear yard.
3. The Contractor's Equipment Storage must be located on an impervious surface exclusively used for Contractor's Equipment Storage and shall not be permitted in or on any required parking spaces or in or on any planted vegetative area.

G. No contractor's and/or builder's tools, equipment, and/or machinery or preventative maintenance of same may be operated or performed before 6:30 a.m. or after 7:00 p.m., prevailing time.

H. The floor area used for Contractor's Equipment Storage shall not be required to be included for purposes of calculating the required number of parking spaces for the business office use.

**SECTION 4:** Except only as amended, modified and changed by the present Ordinance, the Hampden Township Zoning Ordinance as codified shall remain in all other respects in full force and effect.

**SECTION 5:** This Ordinance shall become effective in accordance with applicable law.

**DULY ENACTED AND ORDAINED** this 2<sup>nd</sup> day of June, 2022, by the Board of  
Township Commissioners of the Township of Hampden.

HAMPDEN TOWNSHIP BOARD OF  
COMMISSIONERS

ATTEST:

\_\_\_\_\_  
President

\_\_\_\_\_  
Township Secretary

(Township Seal)