

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE TOWNSHIP OF SWATARA, LEBANON COUNTY, PENNSYLVANIA, CODE OF ORDINANCES AMENDING CHAPTER 21, PART 4, DRIVEWAYS BY ADDING A DEFINITION FOR "NONCONFORMING DRIVEWAY", MODIFYING THE STANDARDS FOR A COMMERCIAL DRIVEWAY AND ELIMINATING THE REQUIREMENT FOR OFF-STREET TURNAROUND FOR RESIDENTIAL DRIVEWAYS; AND AMENDING CHAPTER 27, ZONING, PART 1, DEFINITIONS, BY ADDING A DEFINITION FOR "LIGHT INDUSTRIAL", "MANUFACTURING" AND "SELF-STORAGE FACILITIES" AND AMENDING PART 6, AGRICULTURAL, MODIFYING FARM-RELATED BUSINESS AND AG SERVICE SPECIFICATIONS AND ALLOWING CERTAIN COMMERCIAL USES BY CONDITIONAL USE.

WHEREAS, the Second Class Township Code, 53 P.S. §66101, *et seq.*, authorizes the Board of Supervisors to adopt ordinances establishing regulations for the health, safety and welfare of its residents; and

WHEREAS, the Board of Supervisors of Swatara Township deems it to be in the interest of public safety, and the best interest and welfare of the citizens and residents of the Township to modify standards for residential and commercial driveways; and

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to plan for development of the Township through zoning, subdivision and land development regulations under the Pennsylvania Municipalities Planning Code, 53 P.S. §66517, *et seq.*; and

WHEREAS, the Board of Supervisors held a Public Hearing on the proposed Zoning Ordinance on November 13, 2025, pursuant to requirements set forth in the Pennsylvania Municipalities Planning Code, 53 P.S. §10609, *et seq.*; and

WHEREAS, a copy of the proposed Zoning Amendment was submitted to the Township Planning Commission and the Lebanon County Planning Department at least forty-five (45) days prior to the Hearing held on November 13, 20225.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of the Township of Swatara, Lebanon County, Pennsylvania, as follows:

1. The following definition shall be added to Chapter 21, Streets and Sidewalks, Part 4, Driveways, § 21-401:

NONCONFORMING DRIVEWAY—Driveways that do not conform to the regulations of this Ordinance and were constructed before the adoption of this Part, shall be considered legal nonconforming driveways. However, nonconforming driveway(s) shall be reconstructed to comply with this Part if there is a change in use or intensity of the land use, such that the use of the access increases peak hour or ADT volume by 10% or more and by 100 daily trips, based on the latest edition of Trip Generation published by the Institute of Transportation Engineers or upon other data approved by the Swatara Township Board of Supervisors.

2. The following language shall be added to Chapter 21, Streets and Sidewalks, Part 4, Driveways, § 21-402(1)(B):

"...and shall be constructed to protect roadway shoulders and promote drainage."

3. Chapter 21, Streets and Sidewalks, Part 4, Driveways, § 21-402(1)(H) is hereby repealed and replaced with the following:

"Nonresidential and commercial driveways must be a minimum of 50 feet wide and paved or concreted a minimum of 15 feet from the edge of the adjoining public or private street cartway. Nonresidential and commercial driveways shall meet the following minimum specifications:

	Cartway	Distance	Radius
Commercial/Industrial Driveways	30 feet	50 feet	130 feet
Agriculture Driveways	15 feet	17 feet	49 feet

Additional design criteria may be required at the discretion of the Swatara Township Board of Supervisors."

4. The following definitions shall be added to Chapter 27, Zoning, Part 1, Definitions:

LIGHT INDUSTRY—A manufacturing activity in which the production process results in a finished product made from semi-finished materials, requires no outside materials storage, and does not generate noise or odors detectable outside of the building housing in the light industry.

MANUFACTURING—The act of producing, preparing or assembling finished products or goods from raw materials or component parts through the repetitious use of an established or set process.

SELF-STORAGE FACILITY—A building or fenced in areas where spaces or individual rooms are rented or leased for the storage of personal items.

5. Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(1)(N) shall be modified to increase the square footage from 5,000 for a farm-related occupation use to not exceed 7,500.

6. Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(1)(N)(3) shall be renumbered as § 27-602(1)(S).

7. Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(1)(Q)(4) shall be amended reduce the minimum acres size from 20 to 5 for Ag service businesses.

8. Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(1)(Q)(10) shall be modified to increase the setback from any adjoining property from at least 50 feet to 100 feet for Ag service businesses.

9. Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(1)(Q)(11) shall be repealed.

10. The following shall be added as Chapter 27, Zoning, Part 6, Agricultural Districts, § 27-602(2)(I):

"I. Commercial Uses, including but not limited to commercial greenhouses, excavators, farriers, farm equipment service provider, landscapers, personal service shops, owner-operator trucking operations, electricians, shops for plumbing, heating, painting and upholstering and other similar uses approved by the zoning officer provided there are no showrooms, emergency power equipment services suppliers, repair garages, inspection stations and auto body shops, welders, self-storage contacted in buildings or structures not exceeding one story, daycare facilities, municipal buildings, and light industry, subject to the following conditions:

(1) The business shall not be subdivided or otherwise qualify as a standalone use.

(2) Shall be limited to one (1) commercial use per property.

- (3) Shall maintain a lot size of a minimum of 10 acres.
- (4) Shall not employ more than 10 employees.
- (5) Shall provide minimum parking of one (1) space per employee plus two (2) additional parking spaces.
- (6) Any parking of large equipment shall be even with or shall not protrude beyond the front corners of the accessory building which houses said business.
- (7) Shall not be operated from any building or section of a building with an area greater than 7,500 square feet.
- (8) Any noise and/or dust produced by the business shall be commensurate to noise and dust produced by normal and customary farming activities.
- (9) Said operation or business shall be maintained at least 100 feet from any adjoining property.
- (10) Screening as deemed necessary for the particular enterprise.
- (11) Must comply with any and all Federal, state and local regulations, including but not limited to Chapter 22 of this Ordinance regarding Subdivision and Land Development.
- (12) Any other terms or conditions that may be established as part of a Hearing."

11. The provisions of this Ordinance are severable. If any sentence, clause or section 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 of the remaining provisions, sentences, clauses or sections of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of Swatara Township

that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause or section not been included herein.

12. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

13. This Ordinance shall become effective five (5) days after its passage or adoption.

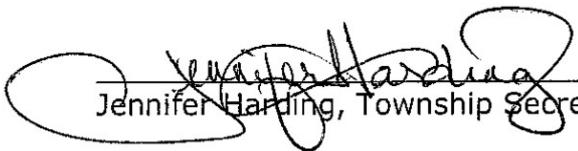
ORDAINED AND ENACTED into law this 13th day of November,
2025.

TOWNSHIP OF SWATARA

By  _____
Richard Kreitzer, Chairman

[Township Seal]

Attest:

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Jennifer Harding, Township Secretary