

HELLAM TOWNSHIP PLANNING COMMISSION

Warehouse and Warehousing Ordinance Review

Existing Regulations – Baseline Packet

Prepared: February 2026

Updated: March 4, 2026

TABLE OF CONTENTS

Contents

HELLAM TOWNSHIP	1
PLANNING COMMISSION	1
Warehouse and Warehousing Ordinance Review	1
TABLE OF CONTENTS	1
EXECUTIVE SUMMARY	2
Existing Warehouse and Warehousing Regulations	2
Purpose	2
Where Uses Are Permitted	2
Definitions	2
Existing Standards	3
Topics Not Specifically Addressed	3
BASELINE REPORT	5
Existing Warehouse and Warehousing Regulations	5
Purpose of This Document.....	5
1. Where Warehouse, Warehousing, and Related Uses Are Permitted	5
2. Definitions in Current Ordinance	6
3. Dimensional Standards (By District).....	6
4. Existing Operational Standards	7
APPENDIX A.....	9
§ 490-87 – Manufacturing, Storage, Warehousing and/or Wholesale Trade	9
APPENDIX B.....	10
§ 490-125 – Truck Stops or Motor Freight Terminals.....	10
APPENDIX C	11
§ 490-91 – Mini Warehouses	11

EXECUTIVE SUMMARY

Existing Warehouse and Warehousing Regulations

Baseline Review

Purpose

This summary provides an overview of the Township's current zoning regulations governing Warehouse, Warehousing, Mini Warehouse, and Motor Freight Terminal uses.

This document is intended to establish a factual baseline for Planning Commission discussion. It does not propose ordinance amendments and does not affect any application currently under consideration by the Board of Supervisors.

Where Uses Are Permitted

Warehouse and Warehousing

- Commercial/Industrial (C/I) Zone – Permitted by Right
- Interchange (I) Zone – Conditional Use
- Kreutz Creek Interchange (KCI) Zone – Conditional Use
- Mixed Use 1 (MU-1) – Conditional Use

Motor Freight Terminals / Truck Stops

- Interchange (I) Zone – Conditional Use
- Not Permitted by Right in any zoning district

Mini Warehouses

- Commercial/Industrial (C/I) Zone – Permitted by Right
- Interchange (I) Zone – Conditional Use
- Mixed-Use 2 (MU-2) – Conditional Use
- Not permitted in the Kreutz Creek Interchange (KCI) Zone

Definitions

Defined:

- Mini Warehouse (limited to dead storage use)

Not Defined:

- Warehouse
- Warehousing
- Distribution Center
- Logistics Facility
- Fulfillment Center
- Motor Freight Terminal

The ordinance does not distinguish between traditional Warehouse and Warehousing uses and modern distribution or logistics facilities.

Existing Standards

Dimensional Standards

Warehouse and Warehousing uses are governed by base zoning district standards (lot size, setbacks, height, lot coverage). No Warehouse- or Warehousing-specific dimensional limits exist.

Operational Standards

- Warehouse and Warehousing uses require operational description, environmental disclosure, and traffic impact study (§ 490-87).
- Motor Freight Terminals are subject to detailed operational and separation requirements (§ 490-125).
- Mini Warehouses are narrowly defined and subject to specific operational controls (§ 490-91).

Topics Not Specifically Addressed

The ordinance does not currently include standards addressing:

- Trailer parking or storage limits
- Fleet vehicle storage
- Dock door quantity limits
- Maximum building footprint specific to Warehouse or Warehousing uses
- Hours of operation
- Truck routing requirements
- Loading dock orientation standards
- Logistics-specific buffering requirements

This summary is intended to guide initial Planning Commission discussion regarding whether further ordinance clarification or updates may be warranted.

BASELINE REPORT

Existing Warehouse and Warehousing Regulations

Purpose of This Document

This document summarizes existing provisions of the Hellam Township Zoning Ordinance related to Warehouse, Warehousing, Mini Warehouse, and Motor Freight Terminal uses.

It is intended as a factual reference for Planning Commission discussion and does not propose amendments or affect any application currently under consideration by the Board of Supervisors.

1. Where Warehouse, Warehousing, and Related Uses Are Permitted

A. Warehouse and Warehousing

Commercial/Industrial (C/I) Zone

- Warehousing and wholesale trade establishments
- Permitted by Right

Interchange (I) Zone

- Warehousing and wholesale trade establishments
- Conditional Use

Kreutz Creek Interchange (KCI) Zone

- Manufacturing, storage, warehousing and wholesale trade
- Conditional Use

B. Motor Freight Terminals / Truck Stops

Interchange (I) Zone

- Truck stops and motor freight terminals
- Conditional Use

Motor Freight Terminals are not Permitted by Right in any zoning district.

C. Mini Warehouses

Commercial/Industrial (C/I) Zone

- Mini warehouses
- Permitted by Right

Interchange (I) Zone

- Mini warehouses
- Conditional Use

Mini Warehouses are not listed as permitted uses in the Kreutz Creek Interchange (KCI) Zone.

2. Definitions in Current Ordinance

Defined

Mini Warehouse (defined in § 490-11)

Mini Warehouses are limited to dead storage and prohibit retail, repair, fabrication, auctions, and transfer/storage businesses.

Not Defined

The following terms do not have stand-alone definitions in § 490-11:

- Warehouse
- Warehousing
- Distribution Center
- Logistics Facility
- Fulfillment Center
- Motor Freight Terminal

The ordinance does not distinguish between traditional Warehouse and Warehousing uses and large-scale modern distribution operations.

3. Dimensional Standards (By District)

Commercial/Industrial (C/I)

- 15,000 sq. ft. minimum lot area
- 40% maximum lot coverage (80% with development rights)
- 30 ft front setback

- 40 ft side setback
- 100 ft rear setback
- Public sewer and water required

Warehouse, Warehousing, and Mini Warehouse uses are Permitted by Right.

Interchange (I)

- 1 acre minimum lot area
- 60 ft maximum height
- Additional setback required for buildings over 35 ft
- 40% maximum lot coverage
- Outdoor storage not permitted
- Public sewer and water required

Warehouse, Warehousing, Mini Warehouse, and Motor Freight Terminal uses are Conditional Uses.

Kreutz Creek Interchange (KCI)

- 1 acre minimum lot area
- 60 ft maximum height
- Additional setback required for buildings over 35 ft
- 40% maximum lot coverage
- Outdoor storage not permitted
- Public sewer and water required

Warehouse and Warehousing uses are Conditional Uses.

Mini Warehouse and Motor Freight Terminal uses are not listed in this district.

4. Existing Operational Standards

A. § 490-87 – Manufacturing, Storage, Warehousing and/or Wholesale Trade

Warehouse and Warehousing uses are subject to submission and review requirements including:

- Detailed written description of operations
- Identification of materials and waste disposal methods
- Environmental impact disclosure
- Traffic impact report
- Public sewer and water requirement

This section functions primarily as a submission and review standard and does not establish detailed operational controls specific to large-scale logistics facilities.

B. § 490-125 – Truck Stops or Motor Freight Terminals

Motor Freight Terminals are subject to detailed operational and locational criteria including:

- Minimum arterial frontage requirement
- Separation from residential zoning districts and sensitive uses
- Structure setback requirements
- Access and driveway design standards
- Demonstration of adequate truck parking
- Enclosed repair requirements
- Traffic impact study requirement
- Waste management standards

C. § 490-91 – Mini Warehouses

Mini Warehouses are subject to specific operational controls including:

- Drive aisle width standards
- Enclosed storage requirements
- Prohibition of hazardous materials
- On-site manager and surveillance requirements
- Restrictions on door orientation
- Explicitly prohibited activities

Full ordinance language for each of these sections is included in Appendices A, B, and C.

APPENDIX A

§ 490-87 – Manufacturing, Storage, Warehousing and/or Wholesale Trade

(Verbatim Ordinance Excerpt)

Manufacturing, storage, warehousing and wholesale trade is permitted as provided in Article II herein and subject to the following criteria:

The applicant shall provide a detailed written description of the proposed use in each of the following topics:

1. The nature of the on-site processing operations, the materials used in the process, the products produced, and the generation and methods for disposal of any wastes and/or by-products. In addition, the applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with state and federal regulations.
2. The total number of employees on each shift, and an overall needed site size.
3. 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 expert evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances.
4. A traffic impact report prepared by a professional traffic engineer, according to the requirements of Article IV of Chapter 430, Subdivision and Land Development.
5. Any use requiring more than domestic water supply and/or residential sewage disposal requires public sewer and water.

APPENDIX B

§ 490-125 – Truck Stops or Motor Freight Terminals

(Verbatim Ordinance Excerpt)

Truck stops or motor freight terminals are permitted as provided in Article II herein and subject to the following criteria:

1. The subject property shall have a minimum of 300 feet of road frontage along an arterial road.
2. All structures (including underground tanks) shall be located no closer than 500 feet from any R Zone and/or property containing a school, day-care facility, park, playground, library, hospital, nursing, rest or retirement home, or medical residential campus.
3. All structures (including, but not limited to, air compressors, fuel pump islands, kiosks) shall be set back at least 50 feet from any street right-of-way line.
4. Access driveways shall be a minimum of 28 feet, and a maximum of 35 feet wide. All access drives onto the same road shall be set back at least 150 feet from one another, as measured from closest points of cartway edges.
5. Off-street parking shall be provided at a rate equal to that required for each of the respective uses comprising the truck stop. The applicant shall also present credible evidence that the number of oversized off-street parking spaces provided for trucks will be adequate to accommodate the expected demand generated by truck patrons. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods.
6. Trash receptacles shall be provided amid off-street parking areas which shall be routinely emptied. Furthermore, a working plan for the regular cleanup of litter shall be furnished and continuously implemented by the applicant.
7. All uses involving drive-through restaurant and/or drive-through vehicle service and/or washing shall provide sufficient on-site stacking lanes to prevent vehicle backups on adjoining roads.
8. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. No outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations shall be permitted.
9. The outdoor storage of unlicensed vehicles is prohibited.
10. All vehicles and machinery shall be repaired and removed from the premises promptly.
11. The demolition or junking of vehicles and machinery is prohibited. Demolished vehicles and/or parts thereof shall be removed within two weeks after arrival.
12. The applicant shall submit a traffic impact report as governed by Article IV of Chapter 430, Subdivision and Land Development.
13. All outdoor loudspeaker systems shall be designed, arranged, and operated so as to prevent objectionable impact on adjoining parcels.
14. The applicant shall furnish evidence that the storage and disposal of materials and wastes will be accomplished in a manner that complies with all applicable state and federal regulations.

APPENDIX C

§ 490-91 – Mini Warehouses

(Verbatim Ordinance Excerpt)

Definition (§ 490-11)

MINI WAREHOUSE — One or more buildings divided into separate storage units for personal property, property associated with some business or other organization, or both. These units shall be used solely for dead storage and no processing, manufacturing, sales, research and development testing, service and repair, or other nonstorage activities shall be permitted.

§ 490-91. Mini Warehouses.

Mini warehouses are permitted as provided in Article II herein and subject to the following criteria:

1. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane;
2. Required parking spaces may not be rented as, or used for, vehicular storage. However, additional external storage area may be provided for the storage of privately owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially zoned land, residential uses, and adjoining roads, and is located behind building walls closest to street right-of-way. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles;
3. All storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above;
4. An on-site manager shall be required to be on the site on a full-time basis and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. In addition, full-time surveillance consisting of either security cameras or on-site residence shall be provided. Any dwelling for a resident manager shall comply with all requirements of the underlying zone, and shall be entitled to all residential accessory uses provided in this chapter;
5. No door openings for any mini warehouse storage unit shall be constructed facing any residentially zoned property or residential use;
6. Mini warehouses shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited upon the site:
 - a. Auctions, commercial wholesale or retail sales, or garage sales;
 - b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;

- c. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment;
 - d. The establishment of a transfer and storage business; and
 - e. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
7. The applicant shall adequately demonstrate that all mini warehouse rental and/or use contracts shall specifically prohibit these uses.