



ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE BOROUGH OF GREENCASTLE, FRANKLIN COUNTY, PENNSYLVANIA AMENDING CHAPTER 205 OF THE CODE OF THE BOROUGH OF GREENCASTLE, ENTITLED “ZONING”, TO REGULATE PORTABLE STORAGE CONTAINERS AND TO REGULATE THE PARKING, STORAGE, AND USE OF RECREATIONAL VEHICLES.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 Pa. Stat. 10201 (et seq) authorizes Municipalities to adopt regulations to protect the public health, safety and welfare; and

WHEREAS, the use of Portable Storage Containers has proliferated such that it is impacting the health, safety and welfare; and

WHEREAS, the Borough Council desires to amend its Zoning Ordinance to establish regulations governing the use, size and location of Portable Storage Containers throughout the Borough; and

WHEREAS, the Borough Council also desires to amend its Zoning Ordinance to establish regulations governing the parking, storage, and use of recreational vehicles.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Mayor and Borough Council of the Borough of Greencastle, Franklin County, Pennsylvania, and it is hereby enacted and ordained by its authority that:

SECTION I. Article V, entitled “Supplementary Regulations”, of Chapter 205 of the Code of the Borough of Greencastle, is hereby amended by adding a new subsection 205-28.1, entitled “Portable Storage Containers”, to read as follows:

A. Residential Regulations for PSCs (applicable in R1, R2, and RM).

(1) Permit Required.

- (a) Before placing a PSC unit on any property, a person engaged in the leasing, maintaining or transporting of a Portable Storage Container and the owner of the property where one is placed shall both be responsible to complete an application for the placement of the Portable Storage Container. A permit application shall be submitted to the Borough of Greencastle Zoning Officer together with a fee as established by Borough Council.
- (b) A permit issued for the use of a Portable Storage Container shall be valid only for the location for which the permit was issued.
- (c) A permit shall be issued for not longer than 30 consecutive calendar days, unless an extension under Subsection 1(b)(iii) or an exemption under Subsection 1(b)(iv) has

been granted.

(2) Duration.

- (a) PSC units may remain in place a maximum of 30 consecutive calendar days from the date of placement if placed within the property area.
- (b) PSC units may remain in place a maximum of 72 hours from the date of placement if placed on a public parking spot.
- (c) In the event the PSC unit is not going to be removed at the expiration of the applicable 30-day or 72-hour period, the property owner shall submit a written extension request to Borough Council. Council, may at its discretion, grant extension requests for good cause shown and demonstrated.
- (d) PSC units are permitted for a total period of up to 180 days on a property for which a building permit has been issued. The container must be removed from that property within seven calendar days of a final inspection pursuant to the building permit.

(3) Contents.

- (a) PSCs shall be used for storage of items relating to the land use of the premises on which the unit is located only. No storage of any commercial or business-related items is permitted in a residential zone.
- (b) Hazardous materials including flammable and biohazard substances shall not be stored in the containers.
- (c) No PSC unit may be inhabited.

(4) Location.

- (a) Placement of a PSC unit on a hard surface such as asphalt or concrete is preferred, however if the placement on such a surface isn't possible it may be on non-hard surface if approved by the Borough.
- (b) PSC units shall not be located closer than 5 feet from any property line, closer than 5 feet from the nearest wall of a building, in any setback areas, required open space, on any public sidewalk, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation, and shall be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection. Such containers shall also be subject to any applicable sight distance provisions.

(5) Number, size and condition.

- (a) No more than one PSC unit may be placed on any property at one time.
- (b) A PSC unit placed on the property area shall not exceed a maximum size of 10 feet wide by 20 feet long and must be equal to or less than 9 feet in height.
- (c) No PSC unit can be stacked on top of another PSC unit.
- (d) A PSC unit placed in a public parking area shall not exceed the dimensions of the parking space in which it is placed or be greater than 8 feet wide by 10 feet long and must be equal to or less than 9 feet in height.

- (e) All portable storage containers shall be in a condition free from rust, peeling paint and other forms of deterioration. The PCS unit shall be maintained so that it is rodent, vermin and insect-free.

(6) Safety in public parking area.

- (a) A PSC unit placed in a public parking area must be surrounded by no less than two traffic cones per side on all sides.
- (b) Upon removal of a PSC unit from a public parking area the permittee is required to ensure the public parking area is free of any dirt, mud, stone, debris, or any other solid material, or any oil, chemical, or other liquid material, except water.

(7) Advertising.

- (a) The PSC unit may not contain exterior advertising beyond the identification of the company name and phone number of the company which placed the container on the property.

B. Commercial Regulations for PSCs (applicable in CC, CC-II, HC, I, INS, and MX)

(1) Permit Required.

- (a) Before placing a PSC unit on any property, a person engaged in the leasing, maintaining or transporting of a Portable Storage Container and the owner of the property where one is placed shall both be responsible to complete an application for the placement of the Portable Storage Container. A permit application shall be submitted to the Borough of Greencastle Zoning Officer together with a fee as established by Borough Council.
- (b) A permit issued for the use of a Portable Storage Container shall be valid only for the location for which the permit was issued.
- (c) A permit for the placement of a PSC unit in a commercial zone shall be issued for not longer than one year.
- (d) Each year a PSC unit remains in a commercial zone, an annual permit application shall be submitted to the Borough of Greencastle Zoning Officer together with a fee as established by Borough Council.

(2) Duration.

- (a) PSC units may remain in place permanently if placed within a commercial property area and all annual permitting requirements are completed.
- (b) PSC units may remain in place a maximum of 72 hours from the date of placement if placed on a public parking spot.

(3) Contents.

- (a) PSCs shall be used for storage of items relating to the land use of the premises on which the unit is located only.
- (b) Hazardous materials including flammable and biohazard substances shall not be stored in the containers.
- (c) No PSC unit may be inhabited.

(4) Location.

- (a) Placement of a PSC unit in a commercial zone must be on a hard surface such as asphalt or concrete.
- (b) PSC units shall not be located closer than 5 feet from any property line, closer than 5 feet from the nearest wall of a building, in any setback areas, required open space, on any public sidewalk, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation, and shall be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection. Such containers shall also be subject to any applicable sight distance provisions.

(5) Number, size and condition.

- (a) Commercial properties can utilize up to 5% of the total lot area for the placement of PSC units with the limitation that no more than three PSC units may be placed on any commercial property at one time. Lot coverage limitations set forth in Chapter 205 Zoning of the Borough of Greencastle remain applicable.
- (b) A PSC unit placed on the property area shall not exceed a maximum size of 10 feet wide by 20 feet long and must be equal to or less than 9 feet in height.
- (c) No PSC unit can be stacked on top of another PSC unit.
- (d) A PSC unit placed in a public parking area shall not exceed the dimensions of the parking space in which it is placed or be greater than 8 feet wide by 10 feet long and must be equal to or less than 9 feet in height.
- (e) All portable storage containers shall be in a condition free from rust, peeling paint and other forms of deterioration. The PCS unit shall be maintained so that it is rodent, vermin and insect-free.

(6) Safety in public parking area.

- (a) A PSC unit placed in a public parking area must be surrounded by no less than two traffic cones per side on all sides.
- (b) Upon removal of a PSC unit from a public parking area the permittee is required to ensure the public parking area is free of any dirt, mud, stone, debris, or any other solid material, or any oil, chemical, or other liquid material, except water.

(7) Advertising.

- (a) The PSC unit may not contain exterior advertising beyond the identification of the company name and phone number of the company which placed the container on the property.

(8) Screening.

- (a) Any permanent placement of a PSC unit in a commercial area which is adjacent to a residential district or existing residence shall be screened along the adjacent property line as defined in Chapter 205 Zoning of the Borough of Greencastle.

SECTION II. Article V, entitled “Supplementary Regulations”, of Chapter 205 of the Code of the Borough of Greencastle, is hereby amended by adding a new subsection 205-28.2, entitled “Parking,

Storage or Use of Recreational Vehicles”, to read as follows:

Recreational Vehicles may only be parked, stored, and used in compliance with this subsection.

A. Private Parking Regulations.

- (1) Not more than one recreational vehicle may be parked or stored on any lot in any residential district at any time.
- (2) A recreational vehicle must be parked or stored on a permitted impervious surface.
- (3) A recreational vehicle may only be parked, stored, or used in the following manner.
 - (a) In a permitted carport or enclosed building.
 - (b) In the rear yard (excluding any applicable rear yard setback lines).
 - (c) In a side yard provided that the recreational vehicle does not extend into the front yard further than the front of the primary structure and shall not be within the applicable side yard setback.
 - (d) In a driveway for a period of time not to exceed 24 hours in a calendar week for the purposes of loading and unloading.
- (4) At the owner’s responsibility, a recreational vehicle must be parked or stored in a manner as to completely immobilize and prevent any movement of the unit while it is in a stopped position.
- (5) All recreational vehicles must maintain current license and/or registration as required by the Pennsylvania Department of Transportation or other applicable governing agency.
- (6) No parked or stored recreational vehicle shall be used for purposes of living, sleeping, food preparation, or habitation at any time.
- (7) No parked or stored recreational vehicle shall be connected to any public utility including but not limited to sewer and water at any time.

B. Public Parking Regulations.

- (1) No recreational vehicle shall be parked on a public roadway for any amount of time.

SECTION III. Article XI, entitled “Definitions”, Section 205-56, entitled “Definitions”, shall be amended by revising the definitions of “Yard, Front” and “Yard, Rear”, to read as follows:

YARD, FRONT

An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

YARD, REAR

An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

SECTION IV. Article XI, entitled “Definitions”, Section 205-56, entitled “Definitions”, shall be

amended by adding a defined term, "Portable Storage Container", to be defined as follows:

PORTABLE STORAGE CONTAINER ("PSC")

Any portable container or structure used for the purpose of storing and/or moving materials of any kind, whether intended for permanent or temporary use. This term shall include, but is expressly not limited to: shipping containers, sea containers, cargo containers, intermodal containers, portable moving containers, conex boxes, and portable storage units.

SECTION V: Repealer. All provisions of previous Ordinances of the Borough of Greencastle which are contrary to this Ordinance are expressly repealed.

SECTION VI: Savings Clause. In all other respects, Chapter 205 of the Code of the Borough of Greencastle shall remain as previously enacted and ordained.

SECTION VII: SEVERABILITY. The provisions of this Ordinance are severable and if any of its sections, clauses, or sentences shall be held illegal, invalid, or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences.

SECTION VIII: Effective Date. This Ordinance shall take effect immediately.

ENACTED, ORDAINED, AND APPROVED this _____ day of _____ 2025.

(Seal)

BOROUGH OF GREENCASTLE
FRANKLIN COUNTY, PENNSYLVANIA

By: _____

Larry Faight, President

ATTEST: _____

Emilee Little, Borough Secretary

EXAMINED AND APPROVED this _____ day of _____ 2025.

By: _____

Ben Thomas, Jr., Mayor