

**TOWNSHIP OF MIDDLE PAXTON
DAUPHIN COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-02**

**AN ORDINANCE AMENDING THE MIDDLE PAXTON TOWNSHIP
ZONING ORDINANCE OF 2000, AS AMENDED, PERMITTING MINI-
STORAGE WAREHOUSES IN THE MX – MIXED USE DISTRICT AND
PROVIDING FOR CERTAIN SUPPLEMENTAL REGULATIONS FOR
SUCH USE**

WHEREAS, pursuant to its powers under the laws of the Commonwealth of Pennsylvania, the general supervision of the affairs of the Township of Middle Paxton, Dauphin County, Commonwealth of Pennsylvania, is in the hands of the Board of Supervisors of the Township of Middle Paxton; and

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code (Zoning), 53 P.S §10601 et seq., authorizes the Board of Supervisors of the Township of Middle Paxton to enact, amend, and repeal zoning ordinances within Middle Paxton Township; and

WHEREAS, the Board of Supervisors of the Township of Middle Paxton deems it to be in the best interest of the public health, safety and welfare of its citizens to amend the aforesaid Ordinance, as set forth in detail below.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Middle Paxton, Dauphin County, as follows:

SECTION 1: The Middle Paxton Township Zoning Ordinance of 2000, as amended, Article 8 – Mixed Use District (MX), Section 802 Use and Lot Requirements, Table 8 MX – Mixed Use District, shall be amended by adding new Subparagraph 25. Mini-Storage Warehouses, which shall provide as follows:

Use #	MX – Mixed Use District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer/No Public Water		No Public Water or Public Sewer	
					Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
PERMITTED USES										
...
25	Mini-Storage Warehouses	See Section 803			22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.	1 ACRE	100 FT.

SECTION 2: The Middle Paxton Township Zoning Ordinance of 2000, as amended, Article 13 – Supplemental Regulations, shall be amended by adding new Section 1328. Mini-Storage Warehouses, which shall provide as follows:

Section 1328. Mini-Storage Warehouses

A mini-storage warehouse facility is a commercial use subject to the following criteria:

- A. Off-street parking spaces shall be provided at the rate of one (1) space per each 50 storage units.
- B. Required off-street parking spaces shall not be rented as, or used for the storage of private vehicles, trailers, boats and other similar machinery, equipment and apparatuses. However, additional external storage areas may be provided for the storage of privately owned vehicles, trailers, boats and other similar equipment. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles, trailers, boats and other similar machinery, equipment and apparatuses.
- C. Except for the outdoor storage of privately-owned vehicles, trailers, boats and other similar machinery, equipment and apparatuses as permitted and described above, all other permitted storage shall be kept within an enclosed building.
- D. Storage shall be used solely for the dead storage (i.e., generally not in active or daily use) of property. Prohibited uses include, but are not limited to the following:
 - 1. Auctions (not including auctions held by the owner of the facility to sell storage unit contents), commercial wholesale or retail sales, or garage sales;
 - 2. The servicing, repair, or fabrication of vehicles, trailers, boats and other similar machinery, equipment and apparatuses, lawn equipment, appliances, or other similar equipment;
 - 3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;
 - 4. The establishment of a transfer and storage or distribution business;
 - 5. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations;
 - 6. Indoor storage of living plants or animals;
 - 7. Residential occupation of a unit; and

8. Indoor storage of flammable, highly combustible, explosive, or hazardous chemicals with the exception of privately-owned vehicles, trailers, boats and other similar machinery, equipment and apparatuses which are permitted to be stored in a unit.
- E. In the MX District, the maximum building coverage shall be 25,000 square feet and the maximum building height shall be 25 feet.
- F. Applicant shall adequately demonstrate to the Township Zoning Officer that all mini-warehousing/storage rental and/or contracts shall specifically prohibit the uses listed in subsection D above.
- G. In the MX District, all external allowed vehicle and trailer storage shall be screened from all property lines with level 3 screening as per Table 13, Section 1304.
- H. All mini-storage facilities shall be secured with an enclosed 6-foot high perimeter fence. All facilities in the MX District shall have an ornamental fence or brick or stone faced masonry wall along the road frontage.

SECTION 3: All other sections, parts, and provisions of the Middle Paxton Township Zoning Ordinance of 2000, as amended, shall remain in full force and effect as previously enacted and amended.

SECTION 4: In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such disability shall not affect or impair the remaining sections, parts, sentences, clauses, or provisions of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

SECTION 5: This Ordinance shall take effect immediately.

DULY ENACTED AND ORDAINED, this ____ day of _____ 2026, by the Board of Supervisors of the Township of Middle Paxton, Dauphin County, Pennsylvania, in lawful session, duly assembled.

**BOARD OF SUPERVISORS
TOWNSHIP OF MIDDLE PAXTON**

Attest: _____

By: _____
Chairman

[TOWNSHIP SEAL]