

CHAPTER 12

I-I INDUSTRIAL DISTRICT

SECTION 12.01 DESCRIPTION AND PURPOSE. It is the intent of this Chapter to provide for the development of a variety of warehousing, industrial and manufacturing uses. Regulations contained in this district are designed to encourage the development of industrial areas which will be compatible with one another and with adjacent or surrounding districts. These regulations are also designed to protect existing industrial uses located in the district and to discourage the establishment of consumer retail sales uses that are more suitably provided for in other districts.

SECTION 12.02 PERMITTED USES. Land and/or buildings may be utilized for the following uses by right in the I-1 Industrial district, subject to the site plan approval and adherence to the standards contained or referenced in this chapter:

- (a) The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.
- (b) The manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semiprecious metals or stone, shell, rubber, tin, iron, steel, tobacco, wood, yarn, synthetics and fabrics.
- (c) The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.
- (d) Auction houses, auto auctions, automobile and RV sales, equipment sales and similar businesses, if the operation is wholly conducted within an enclosed building. When such use involves the outdoor storage, display, staging or parking of goods, materials, equipment or vehicles, such outdoor activity and use must be authorized by the Planning Commission as a Special Land Use.
- (f) Auto repair shops.
- (g) Auto and truck wash.
- (h) Bottling plants and dairies.
- (i) Construction contractors offices, excluding outdoor yard areas unless authorized as a Special Land Use.
- (j) Crating and packing service.
- (k) Cellular and Other Communications Towers subject to the standards contained in Chapter 16.
- (l) Central dry cleaning and laundry.
- (m) Lumber yards and builder supply.
- (n) Machine, tool and die shops.

- (o) Mini- storage/self storage facilities.
- (p) Newspaper and book printing and publishing.
- (q) Retail sales and showrooms incidental to a warehouse or distribution facility or a construction contractor's establishment which requires a retail outlet
- (r) Sign painting and servicing shops.
- (s) Truck terminals including maintenance and service facilities.
- (t) Warehouse, storage and transfer buildings, excluding the storage and transfer of garbage or rubbish.
- (u) Wholesale sales or distribution establishments for non-farm products including but not limited to automotive equipment, drugs, petroleum, liquid petroleum, chemicals, dry goods, apparel, packaged and/or prepared food, factory and mill supplies, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings, and lumber and building products.
- (v) Billboards.

SECTION 12.03 AUTHORIZED SPECIAL LAND USES. The following uses may be permitted when authorized as Special Land Uses subject to the provisions and requirements of Chapter 17.

- (a) Asphalt, concrete and ready mix concrete production plants.
- (b) Bulk storage, processing, and wholesale and retail sale of landscape materials, such as bark, mulches, wood chips, stones, topsoil, and other materials.
- (c) Contractor yards.
- (d) Electrical generating plants and related facilities.
- (e) Essential service structures such as electrical sub-stations, water treatment and storage structures.
- (f) Grain Elevators And Farm Service Facilities and Uses involving the storage, processing and shipping of grain, silage, feed, fertilizer, agronomy products and associated commodities such as fuel, lumber or masonry products subject to the standards contained in Section 16.30
- (g) Drive-in theaters.
- (h) Landing and take-off areas for roto-craft and airports.
- (i) Parking lots, commercial free standing.
- (j) Solid waste transfer, composting and recycling stations located at least five hundred (500) feet from residentially-zoned property.
- (k) Sawmills.
- (l) Truck and equipment sales, rental and leasing of new and used trucks, truck trailers, cranes, excavators, backhoes, forklifts, loaders and construction equipment, tractors and agricultural equipment, and other similar heavy vehicles.

- (m) Wind Energy Systems subject to the provisions of Chapter 26.
- (n) Junk yards/auto salvage yards.
- (o) Any other light industrial use similar to those which is determined by the Planning Commission to be of the same general character as those listed as permitted uses in this Section 12.03.

In considering the authorization of any special use in the I-1 District the Planning Commission shall in addition to consideration of the General Standards of Section 17.03, make written findings certifying that satisfactory provision and arrangement has been made concerning the following where applicable:

- (1) Ingress and egress to the lot and the proposed buildings and structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (2) Off-street parking and loading areas where required with particular attention to the items in subparagraph (1) above and the economic, noise, glare, or odor effects of the use on adjoining properties and the surrounding neighborhood;
- (3) Refuse and service areas with particular reference to the items in subparagraphs (1) and (2) above;
- (4) Utilities with reference to locations, availability and compatibility;
- (5) Screening and buffering with reference to type, dimensions and character;
- (6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with adjoining and surrounding neighborhood properties;
- (7) Required yards and other open spaces; and
- (8) General compatibility with adjacent properties and the surrounding neighborhood

SECTION 12.04 OPERATIONAL STANDARDS. The following standards are applicable to all uses in the I-1 District

- (a) Outdoor Activities: Unless otherwise specifically stated in the above Sections, all business activity, other than parking, loading and storage shall be conducted wholly within enclosed buildings unless specifically authorized by the Planning Commission as a Special Land Use.
- (b) Outdoor Storage: The outdoor storage of fuel, raw materials, product freighting and packaging material or equipment shall not be located in any yard abutting a street and shall only be permitted in areas approved in advance as part of the site plan approval. All goods or materials stored outside which are visible from a public road, or which are located less than 100 feet from another zoning district shall be screened from view by an approved landscaped screen, wall or solid fence. No such storage shall constitute a fire hazard, obstruct on-site vehicle circulation or fire fighting capabilities.
- (c) Fire Apparatus Accessibility: Each use shall be provided with fire lanes capable of enabling fire apparatus accessibility to within 200 feet of all exterior points of a building. Rear service drives, allies and fire lanes located on adjacent property may be considered

as meeting this standard when there is a reciprocal provision for such with respect to each of the properties.

- (d) Odor, Fumes, Dust, Glare, Vibration or Heat: No activity shall emit or produce odor, fumes, smoke, particulates, dust, glare, vibration or heat that will adversely affect permitted uses on an adjacent property.
- (e) Noise: No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zone district providing that air handling equipment in proper working conditions shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.
- (f) Electromagnetic Radiation: No permitted use shall emit electromagnetic radiation which would adversely affect the operation of equipment beyond the confines of the building producing the effect.
- (g) Hazardous Material Management Plan: Any permitted activity that may present danger of fire, explosion or other catastrophe shall have a current Hazardous Material Management Plan, shall be reviewed and approved by the Fire Department and the Township Engineer and shall not represent any danger to property or persons beyond the property lines.
- (h) Other Requirements: All uses shall conform to all other Township, County, State and Federal regulations pertaining to its operations.

SECTION 12.05 HEIGHT REGULATIONS. Three (3) stories or forty-five (45) feet, whichever is lesser. (Reference Section 16.03 for exceptions)

SECTION 12.06 AREA AND SITE DEVELOPMENT REGULATIONS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure or enlargement.

- (a) Front Yard.
 - (1) M-40 and County Primary Streets - There shall be a front yard setback of not less than seventy (75) feet. Along M-40 the first 20 feet of such yard area as measured from the street right of way line shall be devoted to greenbelt. Along county primary streets the first 10 feet of yard area shall be devoted to greenbelt.
 - (2) Minor/Local Streets - There shall be a front yard setback of not less than fifty (50) feet. The first 10 feet of such yard area as measured from the street right of way line shall be devoted to greenbelt.
- (b) Side Yards.
 - (1) Where the side yard of a lot abuts the side of a lot in the Industrial Zone, there shall be a side yard of not less than ten (10) feet.
 - (2) In all other cases, there shall be a side yard of not less than fifty (50) feet.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area and Width (ref. Section 16.15). The minimum lot area shall be forty thousand (40,000) square feet and the minimum lot width shall be two hundred (200) feet.

- (e) Site Access shall be provided in accordance with the requirements of Chapter 22
- (f) Parking shall be provided in accordance with the requirements of Chapter 23.
- (g) Signs shall be regulated in accordance with the requirements of Chapter 24.
- (h) Site lighting and landscaping shall be installed and maintained in accordance with the provisions of Chapter 23.
- (i) Fences and Walls shall be installed as regulated under Section 16.28.
- (j) Site Plan Review is required for Uses Permitted by Right and for all Special Land Uses.
- (k) Accessory buildings and structures may not be located in the front yard and shall otherwise be regulated in accordance with the requirements of Section 16.10.

SECTION 12.07 BUILDING MATERIALS STANDARDS. The first floor wall area of all office facades facing a street shall be constructed of brick, stone, fluted block, glass or similar decorative material. At least 25 percent of the surface of balance of any first floor (or its equivalent height of 12 feet) facing a street, other than an office facade, shall be constructed of brick, stone, fluted block, glass or similar decorative material. Wood may be utilized for decorative and non-structural porticos, canopies and other attachments. All building exteriors shall be adequately protected from damage by vehicles and internal operations.

In recognition of developing technologies in building materials, other materials may be approved after consideration of the following:

- (a) Whether or not the finished treatment is compatible with surrounding properties in terms of color and overall image.
- (b) The relative scale of the building in terms of height and area.
- (c) The extent to which the building is setback from the street frontage(s) and the amount and quality of landscaping on the street frontage(s) and along the building.
- (d) Appeals of facade determinations may be made to the Zoning Board of Appeals.

CHAPTER 13 RESERVED FOR FUTURE USE