

ARTICLE VIII

I - INDUSTRIAL DISTRICT

SECTION 801. INTENT

The I - Industrial District seeks to provide areas in the Township for various types of industrial uses, including both light and heavy industrial uses. These land uses are subject to industrial performance standards whereby public health and safety shall be maintained through controls on noise, smoke, odors, or other potentially hazardous or dangerous conditions. Additional screening and landscaping controls exist to promote a safe and attractive site design and to minimize objectionable impacts associated with industrial uses.

SECTION 802. PERMITTED USES

Land and buildings in the I - Industrial District shall be used only for the following purposes:

A. Administrative office buildings, provided that:

- (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
- (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Board of Supervisors.
- (3) The maximum building coverage shall be no greater than twenty-five percent (25%).
- (4) The maximum lot coverage shall be no greater than seventy percent (70%).
- (5) The minimum landscape area shall be no less than thirty percent (30%).
- (6) No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.

B. Automobile filling stations, provided that:

- (1) The subject property shall be at least three hundred (300) feet from the property line of any parcel containing a school, day care facility, playground, library, or nursing, rest, or retirement home.
- (2) Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
- (3) Gasoline pump islands shall be at least thirty (30) feet from the street right-of-way line.
- (4) Entrances and exits shall be a minimum of thirty (30) feet in width.
- (5) All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet from any adjoining residential property or residentially-zoned property.
- (6) All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads.

C. Automobile, truck, boat, farm equipment, and other motor vehicle sales, service, and repair facilities, provided that:

- (1) All sales, service and/or repair activities shall be conducted within a single, wholly-enclosed building.
- (2) No outdoor storage of parts, equipment, lubricants, fuel, or other materials used or discarded as part of the service operation shall be permitted. Materials discarded as part of the service operation shall be contained within wholly-enclosed dumpster equipment.
- (3) All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
- (4) All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet and oriented away from any adjoining residential property or residentially-zoned property.
- (5) All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
- (6) The demolition or storage of junked vehicles is prohibited.

D. Car washes, provided that:

- (1) Public sewer and water facilities shall be provided.
- (2) Each car wash bay shall allow for a stacking of three (3) vehicles.
- (3) All structures shall have a minimum setback of one hundred (100) feet from any street right-of-way line, fifty (50) feet from any rear property line, and twenty-five (25) feet from any side lot line.
- (4) The site shall be kept debris and trash free with the owner or manager of the car wash responsible for site maintenance.

- (5) All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
- E. Farm buildings, farming and agricultural uses, provided that:
- (1) Poultry houses for housing more than five hundred (500) birds shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection (3) of this Section.
 - (2) Structures for housing more than twenty-five (25) head of livestock shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection (3) of this Section.
 - (3) If the owner of the proposed structure owns the land on the other side of the road opposite the location of the proposed structure, such structure need only be setback one hundred (100) feet from the street right-of-way line; provided however, that the structure shall not be closer than three hundred (300) feet to the property line.
- F. Grain and feed processing operations, provided that:
- (1) The applicant shall demonstrate that the grain and feed processing operation allows for the safe and efficient movement of all vehicles associated with the operation.
 - (2) All proposed entrances and exits to the grain and feed processing operation shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.
 - (3) Any commercial structure in excess of thirty-five (35) feet shall be set back from all property lines a distance of two (2) times the height of the structure.
 - (4) When determined by the Board of Supervisors, suitable buffering shall be provided when any structure, access drive, and parking, loading, or unloading areas are located within one hundred and fifty (150) feet of adjacent residential structures.
- G. Laboratories for scientific or industrial research and development.
- (1) The applicant shall demonstrate compliance with all applicable industrial performance standards stated in Section 805 of this Zoning Ordinance.
 - (2) All animals used in research shall be housed in an enclosed all-weather protective structure between the hours of 8:00 p.m. and 7:00 a.m. each day.
- H. Mini-warehouses, provided that:
- (1) One (1) off-street parking space shall be provided for each twenty-five (25) storage units, plus one (1) space per two hundred and fifty (250) square feet of office space.
 - (2) Parking shall also be provided along the driving lanes adjacent to the building(s) These lanes shall be at least twenty-six (26) feet wide when storage units open onto one (1) side of the lane only, and at least thirty (30) feet wide when storage units open onto both sides of the lane.
 - (3) 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 residential and/or residentially-zoned property and adjoining roads and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, inoperative or unlicensed/unregistered vehicles.
 - (4) 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 apparatus relying upon such fuels shall only be stored in an external storage area as described above.
 - (5) The repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited.
 - (6) The applicant shall demonstrate how any door openings for any mini-warehouse storage unit facing any residential and/or residentially-zoned property shall not have an adverse effect upon that property.
 - (7) Mini-warehouses shall be used solely for the dead storage of property. The following are 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.

- (e) Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
- (8) The applicant shall adequately demonstrate that all mini-warehouse rental and/or use contracts shall specifically prohibit these uses.
- I. Municipal uses.
- J. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
- K. Industrial activities involving processing, production, repair, packaging, or testing of materials, goods, and/or products involving those industries primarily performing conversion, assembly, or non-toxic chemical operations.
- L. Wholesale distribution of industrial products, including lumber and coal yards, building material storage yards, contractors' equipment and storage yards, and commercial warehouses.
- M. Forestry activities.

SECTION 803. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Article XVI and other provisions of this Zoning Ordinance:

- A. Adult-oriented businesses.
- B. Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with Section 1412.
- C. Junkyards.
- D. Recycling centers.
- E. Truck or motor freight terminal.

SECTION 804. AREA AND DIMENSIONAL REGULATIONS

- 1. **MINIMUM LOT AREA** - The minimum lot area for each principal use shall be twenty thousand (20,000) square feet or the minimum area as dictated by the Department of Environmental Protection as being necessary for approval of sewage disposal facilities.
- 2. **MINIMUM LOT WIDTH** - One hundred (100) feet at the building setback line.
- 3. **MINIMUM LOT DEPTH** - one hundred and fifty (150) feet.
- 4. **YARDS.** Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to the requirements of Section 1202.8. Yards of the following minimum sizes shall be provided:
 - A. **Front Yard Minimum Depth** - the minimum building setback line for lands abutting PA Route 23 and US Route 322 shall be the greater of either one hundred (100) feet from the centerline of the road or fifty (50) feet from the existing right-of-way line. The minimum building setback line from all other streets shall be sixty-five (65) feet from the centerline of the street. When a Residential District is across the street from the I - Industrial District, the minimum building setback line for lands in the I - Industrial District shall be one hundred (100) feet from the centerline of the street.
 - B. **Side Yard** - The minimum side yard shall be twenty (20) feet except that this requirement may be waived when a rail siding is to be provided to serve two (2) properties and further as provided for in "D." in this Section.
 - C. **Rear Yard** - Rear yards shall be a minimum of thirty (30) feet in depth, except that this requirement may be waived when a rail siding is to be provided, and further as provided for in "D." of this Section.
 - D. When lands within the I - Industrial District are adjacent to another type of District, there shall be a minimum side yard and rear yard requirement of fifty (50) feet along such adjacent side, except that the Zoning Hearing Board may grant a variance of this requirement when it is clearly evident that this requirement would create a hardship by prohibiting the use of the tract of ground because of its limited size.
- 5. **MAXIMUM LOT COVERAGE** - Not more than eighty percent (80%) shall be covered by buildings, parking facilities, pedestrian ways, or other impervious areas.
- 6. **HEIGHT REGULATIONS** - No building shall exceed forty (40) feet in height except as provided in Section 1402. of this Zoning Ordinance .

SECTION 805. INDUSTRIAL PERFORMANCE STANDARDS

- 1. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations as required by the most recent regulations made available from these governmental bodies.

2. In addition, no building may be erected, altered, or used, and no lot or premises may be used for any use, except for farming in its usual sense, which is noxious or offensive by reason of odor, dust, smoke, vibration, illumination, or noise; or which constitutes a public hazard whether by fire, explosion, or otherwise in the immediately surrounding area.
 - A. In determining whether a proposed use is or may become noxious, hazardous, or offensive, the applicant shall demonstrate compliance with the below standards:
 - (1) The proposed activity shall not constitute a nuisance, or damage to health, livestock, vegetables or any other property by reason of noxious, toxic, or corrosive fumes, gases, smoke, odor, or dust in the immediately surrounding area.
 - (2) The proposed activity shall not result in noise or vibration clearly exceeding the average intensity of noise or vibration occurring from other causes at the property line.
 - (3) The proposed activity shall not endanger surrounding areas by reason of fire or explosion.
 - (4) The proposed activity shall not produce objectionable heat or glare beyond the property line.
 - (5) The proposed activity shall not result in electrical disturbance or adversely affect the operation of equipment other than on the property on which the disturbance is located.
 - (6) The proposed activity shall not discharge any untreated sewage or industrial waste into any stream, or onto any land, or otherwise contribute to the pollution of surface or underground waters.
 - (7) The proposed activity shall not create an objectionable condition on a public street or in an adjacent area.
 - (8) The proposed activity shall not endanger the underground water level or supply to other properties.
 - (9) The proposed activity shall not create any other objectionable condition which will endanger the public health and safety or be detrimental to the proper use of the surrounding area.
 - B. The applicant shall demonstrate that adequate provisions will be made to reduce and minimize any potentially objectionable elements to the degree necessary to insure that the proposed use will not be noxious, hazardous, or offensive as defined above.

SECTION 806. LANDSCAPING AND SCREENING

1. Landscaping and planting shall be provided for a depth of fifteen (15) feet along all residential lots, district boundaries, and street rights-of-way exclusive of access locations. Landscape screening shall be provided along the side and rear of any industrial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening. Landscape screening shall also be provided around outside storage areas with the commercial property.
2. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low level and high level screen within a strip of land with a minimum width of ten (10) feet. The high level screen shall consist of evergreen trees of not less than four (4) feet in height at the time of planting, planted at intervals of not more than ten (10) feet. The low level screen shall consist of evergreen shrubs of not less than two (2) feet in height at the time of planting, planted at intervals of not more than five (5) feet. The screening shall be permanently maintained, and any plants and screening materials which have been dead for more than six (6) months shall be replaced.
3. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all non-surviving plants shall be promptly replaced.

SECTION 807. SUPPLEMENTAL REGULATIONS

Refer to separate Articles of this Zoning Ordinance which address signs, off-street parking, general regulations, and non-conforming uses, structures, buildings and lots for additional use regulations and requirements.