

## § 220-24. Heavy Industrial Zone (I-2).



- A. Purpose. This zone reserves locations for large-scale and heavy industries that have existed within the Township for some time. The uses permitted in this zone require considerable scrutiny for their potential impacts to surrounding properties, as well as the Township as a whole. Consequently, all of the heavy and large-scale uses require special exception approval so that the local officials and the public have an opportunity to fully consider the proposed use and its impacts. Design standards are deliberately strict so as to mitigate the considerable impacts these uses can generate.
- B. Permitted uses.
- (1) Any of those uses permitted by right within the Light Industrial Zone (see § 220-23B);
  - (2) Forestry uses;
  - (3) Concrete and asphalt manufacturing and the processing, reprocessing and/or recycling of mineral and/or mineral derived materials;
  - (4) Municipal services and/or public utilities structures; **[Added 2-15-2006 by Ord. No. 2006-03 ]**
  - (5) Minor municipal service or utility facilities; **[Added 2-15-2006 by Ord. No. 2006-03 <sup>1</sup>]**
  - (6) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1 of this chapter. **[Added 10-1-2008 by Ord. No. 2008-03 <sup>2</sup>]**
  - (7) Warehousing and wholesale trade establishments (see § 220-126). **[Added 11-18-2021 by Ord. No. 2021-04 <sup>3</sup>]**
  - (8) Accessory uses customarily incidental to the above permitted uses, including, but not limited to, accessory day-care, as defined herein.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Adult-related uses (see § 220-62);
  - (2) Any industrial use not permitted elsewhere within this chapter (see § 220-66);

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1. Editor's Note: This ordinance also renumbered former Subsection B(4) as B(6).

2. Editor's Note: This ordinance also provided for the renumbering of former Subsection B(6) as Subsection B(7).

3. Editor's Note: This ordinance also redesignated former Subsection B(7) as Subsection B(8).

- (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69); [**Amended 10-1-2008 by Ord. No. 2008-03** ]
  - (4) Billboards (see § 220-71);
  - (5) Communication towers and equipment (see § 220-82);
  - (6) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § 220-94.) [**Amended 10-1-2008 by Ord. No. 2008-03** ]
  - (7) Junkyards (see § 220-102);
  - (8) Mass transportation depots (see § 220-104);
  - (9) Mini-warehouses (see § 220-106);
  - (10) Municipal service ventures (see § 220-129);
  - (11) Recycling stations for paper, glass, plastic, and metal products (see § 220-114);
  - (12) Sawmills (see § 220-118);
  - (13) Septage and spent mushroom compost processing and/or commercial mushroom operations (see § 220-119);
  - (14) Slaughtering, processing, rendering, and packaging of products and their by-products which are produced from the remains of animals (see § 220-122);
  - (15) Solid waste disposal, recycling and processing facilities (see § 220-123);
  - (16) Truck or motor freight terminals (see § 220-124).<sup>4</sup>
- D. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of five acres.
- E. Maximum lot coverage: 70%.
- F. Minimum lot width: 300 feet.
- G. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters and outdoor storage areas shall be set back at least 40 feet from the adjoining right-of-way, except that the front yard setback shall be 50 feet when adjoining lands are directly opposite a residential zone. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. [**Amended 10-3-2019 by Ord. No. 2019-09** ]
  - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and

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4. Editor's Note: Former Subsection C(17), Warehousing and wholesale trade establishments, which immediately followed this subsection, was repealed 11-18-2021 by Ord. No. 2021-04 .

off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

- (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at 25 feet from any rear lot lines.
  - (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a one-hundred-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.)
  - (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 50 feet of any property line.
- H. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § 220-34 of this chapter may extend up to a maximum of 75 feet when erected upon, or as an integral part of, a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
- I. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- J. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- K. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- L. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access driveways serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development.
- M. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- N. Landscaping.
- (1) Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 220-44 of this chapter.)
  - (2) A minimum twenty-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint

parking lot and/or loading area shared by adjoining uses.

- O. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 100 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- P. Industrial operations standards. 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. For a listing of some regulations refer to § 220-48 of this chapter.
- Q. Outdoor storage. Within the (I-2) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads, and R, R-1, R-2, R-3, MHP, and/or VO Zones, and they comply with all of those setbacks specifically imposed thereon, listed in this section.
- R. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.