

ARTICLE 11

I-1 – HEAVY INDUSTRIAL DISTRICTS

SECTION 11.01 – INTENT: These districts are designed to accommodate and promote wholesale activities, warehousing, and industrial operations dependent on existing land uses, physical conditions, and the availability of nearby municipal utilities and transport facilities. The district accommodates extensive industrial activities in these areas so as to minimize any detrimental effects that they might have on other uses in the Township and at the same time provide an industrial zone free from the encroachment of other activities.

SECTION 11.02 - PERMITTED USES:

- A. Any use not otherwise prohibited by law of a manufacturing, fabricating, processing, packaging, compounding, or treatment nature which, in the opinion of the Zoning Officer, would be non-objectionable in terms of smoke or dust emission, odors, noise, or glare, and will not otherwise be injurious to the public health, safety, and welfare and will not have an adverse effect on adjacent areas. Should the Zoning Officer feel there is any likelihood of the aforementioned dangers or nuisances, the applicant must prove the contrary to the Zoning Hearing Board before a permit is issued. In such a case, the Township Planning Commission shall be notified of the hearing in order to provide the Zoning Hearing Board with a recommendation.
- B. Warehousing and wholesale establishments and storage yards not including junk yards.
- C. Railroad, trucking, busing, and other transit facilities including storage, repair, and transfer operations.
- D. Private air fields, strips, or landing facilities and buildings accessory thereto provided that the following conditions are met:
 - 1. Minimum lot area of ten (10) acres.
 - 2. Applicant shall subunit a plot plan of the lot indicating the runway and approach area and existing residences located within a five hundred (500) foot radius of the runway.
 - 3. Runway shall be no closer than one hundred (100) feet to any residential district, and no closer than fifty (50) feet to any adjoining property line or road right-of-way line.
 - 4. A description of equipment and facilities to be utilized, and a description of overall development plans for the lot shall be made available to the Zoning Hearing Board.
 - 5. The airport approach area shall be defined as a three hundred (300) foot wide area lying within and below an inclined plane extending outward horizontally one thousand (1,000) feet at a ratio of one (1) foot of height for each twenty (20) feet from each end of the runway. No building, structure or airport hazard shall exceed one (1) foot in height, for each twenty (20) feet of length of an established airport runway, with no structure or airport hazard to exceed thirty-five (35) feet in height anywhere within the lot.

6. Any pulsating or flashing lighting is prohibited.
 7. Flood lights, spot lights and other lighting devices shall be arranged or shielded so as to illuminate parallel to the ground and not in an upward direction.
 8. Any radio or electronic device shall be permitted only with approval and license by the Federal Communications Commission.
 9. Any facilities of this nature shall conform and operate under the standards set by the FAA and the Pennsylvania Aeronautical Commission.
- E. Customary accessory use and buildings incidental to any of the above permitted uses.
- F. Communications Antennas mounted on an existing Public Utility Transmission Tower, building, or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22.
- G. Churches and similar places of worship.
- H. The following uses are permitted, as Special Exceptions, upon approval by the Zoning Hearing Board as provided for in Article 21 of this Ordinance.
1. Junk yards used for storage, wrecking, and converting used or discarded materials, provided that such use is no less than one hundred fifty (150) feet from any roadway and no less than five hundred (500) feet from any use district other than industrial. In addition, such use must be completely enclosed by an evergreen screen planting to be planted and maintained at a height of not less than eight (8) feet and backed by a solid fence not less than six (6) feet in height.
 2. Sandpits, gravel pits, removal of topsoil and landfill and the excavation, extraction or removal of any natural resource from the land or ground for any purpose, are permitted subject to the following conditions:
 - a. Removal of forests or timber is prohibited without prior approval of the Zoning Hearing Board.
 - b. The proposed operation shall not adversely affect soil fertility, drainage, and lateral support of abutting land or other properties, nor shall it contribute to soil erosion by water or wind.
 - c. Where any open excavation will have a depth of ten (10) feet or more and a slope of more than thirty (30) percent, there shall be a substantial fence, approved by the Zoning Hearing Board, with suitable gates where necessary, effectively blocking access to the area in which extraction is located. Such fence shall be located no less than fifty (50) feet from the edge of the excavation. All operations shall be screened from nearby residential uses as required by the Zoning Hearing Board.

- d. That portion of access roads located within one hundred (100) feet of any lot in residential use or lot zoned residentially shall be provided with a dustless surface. Access roads shall connect to collector or major road networks avoiding undue movement through residential areas.
- e. At all stages of operations, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties.
- f. A site plan for rehabilitation, showing both existing and proposed final contours, shall be submitted and approved by the Zoning Hearing Board. After any such operations, the site shall be made re-useable for a use permitted in the Zoning District. Where topsoil is removed, sufficient arable soil shall be set aside for retention on the premises and shall be re-spread over the premises after the operation is terminated. Except where lakes are created and retained, the area shall be brought to final grade by a layer of earth capable of supporting vegetation of at least two (2) feet or to original thickness, whichever is less. Fill shall be suitable material approved by the Zoning Hearing Board.

SECTION 11.03 - LOT AREA, BUILDING HEIGHT, AND YARD REQUIREMENTS:

A lot width, lot area, and yard depths of not less than the dimensions shown in the following list shall be provided for every principal building hereafter erected or altered for any use permitted in this district.

- A. Area Regulations: The width of a lot in any industrial district shall not be less than one hundred and fifty (150) feet and not more than fifty (50) percent of the lot area shall be covered with buildings.
- B. Yard Regulations: For every main building or use in an industrial district, the minimum yard regulations are as follows:
 - 1. Front yard measured from the road right-of-way line to the building line shall be as follows:
 - a. Not less than one hundred (100) feet measured from road right-of-way line.
 - b. Not less than one hundred and fifty (150) feet if opposite a residential district.
 - c. Off-street parking and loading shall not be permitted in the required front yard.
 - 2. Side yards shall be provided in the industrial districts as follows:
 - a. Not less than fifty (50) feet measured from side property lines.
 - b. Where a side yard adjoins a road, the side yard shall be no less than one hundred (100) feet measured from road right-of-way line.

3. Rear yards of fifty (50) feet shall be provided measured from property line.
4. No building or structure permitted in the industrial district shall be located less than one hundred (100) feet from any residentially zoned district.
5. Parking may be provided in any required side or rear yard that does not adjoin a public roadway or a residential district. In cases where the yard adjoins a public roadway, the required yard cannot be utilized for parking.
6. All front yards shall be appropriately landscaped and well maintained. Side and rear yards shall be well maintained and may be developed for recreational purposes, to within fifty (50) feet of the property line.
7. For every accessory building; or use in an industrial district, the minimum yard requirements shall be as follows:
 - a. Front Yard: Not less than the required front yard for any main or principal building or use.
 - b. Side Yard: Not less than twenty (20) feet from side property lines unless opposite a residential district, then a fifty (50) foot side yard shall be required.
 - c. Rear Yard: Not less than twenty (20) feet from property line unless opposite a residential district then a fifty (50) foot rear yard shall be required.

C. Height Regulations The height of any main or accessory building shall not exceed seventy-five (75) feet, except that chimneys, flagpoles, towers, water tanks, and other mechanical appurtenances may be built to a height not exceeding one hundred twenty-five (125) feet above the finished grade when erected upon or as in integral part of the building.

SECTION 11.04 - MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

- A. Off-street parking shall be provided for in accordance with Article 17 of this Ordinance.
- B. On the same premises with every building or structure or part thereof involving the receipt or distribution of materials or products, there shall be provided adequate space for standing, loading, or unloading. All such spaces shall conform to a dimension of not less than twelve feet by fifty-five (12x55) feet or six hundred sixty (660) square feet in height. Spaces required shall be determined by the table below and located exclusive of any public right-of-way or required parking area.

<u>GROSS FLOOR AREA (SQ. FT.)</u>	<u>SPACE REQUIRED</u>
Up to 2,000	None
2,001 to 10,000	One (1) space

10,001 to 50,000

One (1) space plus one (1) additional space for each 20,000 square feet or fraction thereof in excess of 10,000 square feet.

50,001 and over

Three (3) spaces plus one (1) additional space for each 40,000 square feet or fraction thereof in excess of 50,000 feet.