

## ARTICLE 12

### I-2 – LIGHT INDUSTRIAL DISTRICT

**SECTION 12.01 - INTENT:** These districts are designed to accommodate and promote light industrial activities and commercial wholesale uses whose adverse physical effects on adjacent residential development are minimal and whose location would provide a buffer zone between heavier industrial uses surrounding residential activity. Additionally, such operations would have access to necessary municipal utilities and transport facilities.

**SECTION 12.02 - PERMITTED USES:**

A. Any use otherwise prohibited by law of a light manufacturing and commercial wholesale nature (including storage, distribution, assembling, fabrication, converting, altering, finishing, or handling of products) which in the opinion of the Zoning Officer, would be non-objectionable or not otherwise injurious to the public health, safety and welfare, will not have an adverse effect on adjacent area, and will not result in more than normal:

1. Dissemination or dust, observable gas or fumes, odor, noise, glare, or vibration in which such use is conducted; or
2. Hazard of fire or explosion or other physical hazard to any adjacent building; or
3. Harmful discharge of waste materials.

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.

B. Railroad express, freight, or passenger stations and bus stations.

C. Private air fields, strips, or landing facilities and buildings accessory thereto as provided under Section 11.02 of this Ordinance.

D. Customary accessory uses and buildings incidental to any of the above permitted uses, including:

1. Signs when erected and maintained in accordance with provisions of Article 18 of this Ordinance.

E. 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 of this Ordinance.

**SECTION 12.03 - PROHIBITED USES:** A building may be erected, altered, or used for any trade, industry or business that is not obnoxious or offensive by reason of odor, dust, or hazard to public health, safety and welfare. The uses specifically prohibited as a trade or business are as follows:

- A. Junk or automobile wrecking yards.
- B. Subsurface and strip mining.
- C. Quarrying, the operation of stone crushers, kilns, and other processing operations incidental to quarrying.
- D. The incineration, reduction, storage or dumping of garbage, offal, animals, fish, or refuse except when operated by or under supervision of the Board of Township Supervisors.
- E. Tanning or storage of raw hides or skins and fat rendering.
- F. Abattoir, slaughterhouse or stockyards.
- G. The manufacture or storage of gunpowder, fireworks, or other explosives.
- H. Storage lots where new or used motor vehicles are offered for sale or hire unless such lots are an accessory use to and incidental to a public garage.

**SECTION 12.04 - 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 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 or accessory building or use in an industrial district, the minimum yard regulations are as follows:
  - 1. Front yard measured from the 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 loss than one hundred fifty (150) feet if opposite a residential district.
    - c. Off-street parking and loading shall not be permitted in the 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.
  - 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 property.

5. Parking may be provided in any required side or rear yard that does not adjoin a public roadway or residential district. In cases where the yard adjoins a public roadway, the required yard cannot be utilized for parking.

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 be a height not exceeding one hundred twenty-five (125) feet above the finished grade when erected upon or as an integral part of the building.

**SECTION 12.05 - 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 area with a clearance of not less than fifteen (15) 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 sq. feet.