

ARTICLE XIX
General Industrial Zone (I-3)

§ 150-187. Purpose.

This zone provides for a wide range of industrial activities that contribute to the economic well-being of the township. The types of uses permitted are heavier and more intensive than those permitted in the other industrial zones. Design standards are used to moderate the objectionable impacts associated with these heavier uses, and substantial setbacks are used to protect adjoining residences.

§ 150-188. Permitted uses.

Permitted uses shall be as follows:

- A. Industrial activities involving processing, packaging, production, repair or testing of materials, goods and products, including those industries performing conversion, assembly or nontoxic chemical operations.
- B. Warehousing and wholesale trade establishments.
- C. Laboratories for scientific or industrial research and development.
- D. Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, buses, farm equipment and other similar machinery.
- E. Retail sales of products produced or assembled on the property as an accessory use.
- F. Public buildings and public utilities.
- G. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building.
[Added 4-9-1998 by Ord. No.98-06]
- H. Miniwarehousing. (See § 150-356.) **[Added 8-24-1989 by Ord. No.89-09]**
[Amended 6-28-2001 by Ord. No. 01-03]
- I. Forestry. **[Amended 6-28-2001 by Ord. No. 01-03]**

§ 150-189. Special exceptions.

Subject to the general criteria listed in § 150-302D, special exceptions shall be as follows:

- A. Billboards. (See § 150-315.)

- B. Junkyards. (See § 150-335.)
- C. Solid waste disposal facilities. (See § 150-352.)
- D. Truck or motor freight terminals. (See § 150-353.)
- E. A communications tower and communications equipment building (See § 150-322.2). [Added 4-9-1998 by Ord. No.98-06]

§ 150-190. Reserved¹

§ 150-191. Minimum lot area.

Unless otherwise specified, each use within this zone shall have a minimum lot size of two acres.

§ 150-192. Minimum lot width.

Minimum lot width shall be 200 feet.

§ 150-193. Minimum setback requirements.

Minimum setback requirements for principal and accessory uses shall be as follows:

- A. Front yard setback. All buildings, structures (except permitted signs) and outdoor storage areas shall be set back at least 50 feet from the street right-of-way lines. Off-street parking lots and loading areas shall be set back a minimum of 35 feet.
- B. Side yard setbacks. All buildings and structures shall be set back at least 50 feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be at least 25 feet from side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the required side yard setbacks can be waived for the automobile parking lot.
- C. Rear yard setback. All buildings and structures shall be set back at least 50 feet from the rear lot line. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 25 feet
- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a one-hundred-foot setback for buildings and structures and a fifty-foot setback for off-street parking lots, outdoor storage areas and loading areas from the residentially zoned parcels.

¹ Editor's Note: Former § 150-190, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

§ 150-194. Maximum permitted height. (Amended 12-12-1991 by Ord. No.91-14]

The maximum permitted height for principal and accessory uses shall be as follows:

- A. Principal use. The maximum permitted height for any principal structure shall be 60 feet; however, an additional foot shall be permitted, up to a maximum of 100 feet permitted building height, for each additional foot of each front, side and rear yard setback provided beyond the minimum setbacks provided above.
- B. Accessory or appurtenant structures. The maximum permitted height for any accessory or appurtenant structure shall be 75 feet.

§ 150-195. Maximum lot coverage.

Maximum lot coverage shall be 75%.

§ 150-195.1. Multiple permitted uses.

Multiple permitted uses may be located in one (1) building located on one (1) lot of land. In addition, in the I-3 Zone, an additional principal use of one (1) billboard may be erected on a lot of land with a building pursuant to the criteria listed in Section 150-315. [Added 6-28-2001 by Ord. No. 01-03]

§ 150-196. Outdoor storage.

All outdoor storage areas shall be completely enclosed by a fence and screened from adjoining roads and parcels.

§ 150-197. Off-street loading.

Off-street loading shall be provided as specified in Article XXV of this chapter. 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 or private interior road.

§ 150-198. Off-street parking.

Off-street parking shall be provided as specified in Article XXIV of this chapter.

§ 150-199. Signs.

Signs shall be permitted as specified in Article XXVII of this chapter.

§ 150-200. (Reserved) ⁵

§ 150-201. Screening.

A vegetative screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Article XXVI.)

§ 150-202. Landscaping.

Any portion of the site not used for buildings, structures, parking lots, loading areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A minimum twenty-five-foot landscape strip shall be provided along all property lines. (See Article XXVI.)

§ 150-203. Industrial operations.

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.

§ 150-204. Storage of waste materials.

Storage of industrial waste materials shall not be permitted, except in an enclosed building. Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads or properties. Such dumpsters shall not be used for industrial wastes. All dumpsters shall be set back at least 25 feet from adjoining properties and 75 feet from adjoining residentially zoned properties.

⁵Editor's Note: Former § 150-200, Access drives, was repealed 3-14-1996 by Ord. No. 96-08. See now Ch. 42, Access Drives.