

ARTICLE XVII
Industrial Park Zone (I-1)

§ 150-151. Purpose.

This zone seeks to accommodate larger-scale, high-quality economic development within a campus-like setting. Uses are limited to avoid adverse impact to the industrial and/or adjoining zones. The areas designated for this zone have superior vehicular access as a means of stimulating their development and use. Strict design and landscaping requirements have been imposed to assure an attractive appearance from within the industrial park or from adjoining roads. In addition, related commercial activities are also permitted.

§ 150-152. Permitted uses.

Permitted uses shall be as follows:

- A. Offices (business and professional).
- B. Laboratories for scientific or industrial research and development.
- C. Light manufacturing of small consumer and commercial goods, including cosmetics, pharmaceuticals, small appliances, electronic equipment, jewelry, textile goods and similar items. **[Amended 6-28-2001 by Ord. No. 01-03]**
- D. Bookbinding, printing and publishing operations.
- E. Beverage bottling.
- F. Public buildings and public utilities.
- G. Home improvement and building supply stores, with direct access to an arterial or collector street. **[Added 10-26-200 by Ord. No. 00-04]**
- H. Health and recreation clubs. (See § 150-331.) **[Added 6-28-2001 by Ord. No. 01-03]**
- I. Restaurants, taverns and nightclubs. (See §§ 150-341 and 150-348.)
- J. Club warehouse stores. (See § 150-357.2.) **[Added 12-9-1993 by Ord. No. 93-15]**
- K. Banks and similar financial institutions. **[Added 9-21-1995 by Ord. No. 95-15]**
- L. Forestry. **[Added 6-28-2001 by Ord. No. 01-03]**

§ 150-153. Special exception uses.

Subject to the general criteria contained in §150-302(D), special exception uses shall be as follows: [Amended 6-28-2001 by Ord. No. 01-03]

- A. Methadone treatment facility. (See §150-357.3) [Added 6-28-2001 by Ord. No. 01-03]
- B. Hotels, including related dining facilities. (See § 150-334.)
- C. Other uses similar to those permitted uses listed in § 150-152.
- D. 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]

§ 150-154. Minimum lot area.

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

§ 150-155. Minimum lot width.

Minimum lot width shall be 200 feet.

§ 150-156. 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), ground-level parking compounds and off-street loading areas shall be set back at least 50 feet from the street right-of-way lines.
- B. Side yard setbacks. All buildings and structures shall be set back at least 50 feet from the side lot lines. Off-street parking compounds and loading 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.
- C. Rear yard setback. All buildings and structures shall be set back at least 50 feet from the rear lot line. Off-street parking compounds and loading areas shall be set back at least 25 feet.

- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a seventy-five-foot setback for buildings and structures and a fifty-foot setback for off-street parking compounds and loading areas from the residentially zoned parcels.

§ 150-157. Maximum permitted height.

Maximum permitted height shall be 60 feet.

§.150-158. Maximum lot coverage.

Maximum lot coverage shall be 60%.

§ 150-158.1. Multiple permitted uses.

Multiple permitted uses may be located in one building under common ownership located on one lot of land. [Added 6-28-2001 by Ord. No. 01-03]

§ 150-159. Outdoor storage.

No outdoor storage shall be permitted.

§ 150-160. 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.

§ 150-161. Off-street parking.

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

§ 150-162. Outdoor uses.

With the exceptions of off-street parking and loading facilities, recreation facilities, permitted signs, domestic garbage dumpsters, sidewalk cafes (as an accessory use) and antennas, all uses permitted within this zone shall be conducted within wholly enclosed buildings.

§ 150-163. Signs.

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

§ 150-164. (Reserved) ³

§ 150-165. 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).

§ 150-166. Landscaping.

Any portion of the site not used for buildings, structures, parking compounds, loading areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article XXVI.)

§ 150-167. 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.

§ 150-168. Dumpsters; 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 fifty (50) feet from any adjoining residentially zoned property. **[Amended 6-28-2001 by Ord. No. 01-03]**

³ Editor's Note: Former § 150-164, Access drives, was repealed 3-14-1996 by Ord. No.96-08. See now Ch. 42, Access Drives.