

ARTICLE XVIII  
**Light Industrial Zone (I-2)**

**§ 150-169. Purpose.**

This zone provides for small-scale, light industrial uses. In addition, heavier commercial businesses involving substantial outdoor storage of unfinished materials are also permitted. Generally, the uses cited attempt to create and sustain a distinct light industrial character that differs from the heavier industries and high-traffic-generating commercial uses. Appropriate design standards have been imposed to prevent the blighted and overdeveloped small-scale industrial concentrations characteristic of the older small-scale industries.

**§ 150-170. Permitted uses.**

Permitted uses shall be as follows:

- A. Manufacturing, storage and/or wholesaling of household/office appointments, scientific equipment, textiles, electronic equipment, other consumer goods and similar items.
- B. Sales, storage and/or wholesaling of the following:
  - (1) Home-related fuels.
  - (2) Nursery and garden materials and stock.
  - (3) Contractor supplies.
  - (4) Plumbing, heating, air-conditioning, electrical and structural components of buildings.
- C. Processing, packaging, storage and/or wholesaling of food products, excluding:
  - (1) Breweries and distilleries.
  - (2) Pickling processes.
  - (3) Rendering or slaughtering operations.
  - (4) Sugar refineries.
- D. Machine shops.
- E. Repair shops for any electrical, mechanical or structural products permitted to be manufactured in this zone.
- F. Small engineer repair shops.
- G. Welding shops.

- H. Sign makers.
- I. Offices.
- J. Public buildings and public utilities.
- K. Bookbinding, printing and publishing.
- L. Retail businesses accessory to and directly in connection with permitted uses, not to exceed 25% of the gross leasable area of the building in which it is located, or 1,500 square feet, whichever is less. **[Added 5-23-1991 by Ord. No.91-02]**
- M. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. (See §150-322.1) **Added 4-9-1998 by Ord. No.98-06** **[Amended 6-28-2001 by Ord. No. 01-03]**
- N. Beverage bottling. **[Added 6-28-2001 by Ord. No. 01-03]**
- O. Alternative therapy offices. **[Added 6-28-2001 by Ord. No. 01-03]**
- P. Forestry. **[Added 6-28-2001 by Ord. No. 01-03]**

**§ 150-171. Special exception uses.**

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

- A. Recycling of paper, glass and metal products. (See § 150-347.)
- B. Methadone treatment facility. (See §150-257.3) **[Added 6-28-2001 by Ord. No. 01-03]**
- C. Adult regulated facilities. (See §150-308.) **[Added 6-28-2001 by Ord. No. 01-03]**
- D. Truck motor freight terminal. (See § 150-353.)
- E. A communications tower and communications equipment building (See § 150-322.1). **[Added 4-9-1998 by Ord. No.98-06]**

**§ 150-172. Reserved<sup>2</sup>**

<sup>2</sup> Editor's Note: Former § 150-172, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

**§ 150-173. Minimum lot area.**

Unless otherwise specified, each use within this zone shall have a minimum lot size of 20,000 square feet.

**§ 150-174. Minimum lot width.**

Minimum lot width shall be 100 feet.

**§ 150-175. 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 35 feet from the street right-of-way; off-street parking lots and loading areas shall be set back a minimum of 25 feet from the street right-of-way.
- B. Side yard setbacks. All buildings and structures shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities.
- C. Rear yard setback. All buildings, structures, off-street parking lots, loading areas and outdoor storage areas shall be set back at least 25 feet from the rear lot line.
- 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 lots, loading areas and outdoor storage areas from the residentially zoned parcels.

**§ 150-176. Maximum permitted height.**

Maximum permitted height shall be 35 feet.

**§ 150-177. Outdoor storage.**

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

**§ 150-178. 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.

**§ 150-179. Off-street parking.**

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

**§ 150-180. Signs.**

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

**§ 150-181. Maximum lot coverage.**

Maximum lot coverage shall be 70%.

**§ 150-182. <sup>4</sup> Multiple permitted uses. [Added 4-24-1997 by Ord. No.97-09]**

Multiple permitted uses may be located in one (1) building located on one (1) lot of land. [Amended 6-28-2001 by Ord. No. 01-03]

**§ 150-183. 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.)

**§ 150-184. Landscaping.**

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

**§ 150-185. 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.

**4 Editor's Note: Former § 150-182, Access drives, was repealed 3-14-1996 by Ord. No. 96-08. see now Ch. 42, Access Drives.**

**§ 150-186. 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 25 feet from all lot lines and 50 feet from any adjoining residentially zoned property.