

CHAPTER 9 Industrial Zoning Districts

Section 9.1 Description and Purpose

The Township is committed to the continued growth and vitality of industrial businesses in the community where their location is appropriate because they provide employment for area residents and manufactured goods and services for the region. This chapter presents the regulations of the following two industrial zoning districts:

- A. **Light Industrial Zoning District (I-1):** This Zoning District is intended for industrial operations that do not generate significant obnoxious off-site effects, such as noise, vibration, and odor. Offices and support services convenient to the industrial workforce are also intended for this district. However, this district limits the number of commercial and office uses since the intent is that industrial uses are to be the predominant land use. Therefore, the Planning Commission must grant a special use permit for most commercial or office uses to be allowed.
- B. **Heavy Industrial Zoning District (I-2):** This Zoning District is intended for most all industrial uses, including those that could cause greater effects on the surrounding area due to the processing and handling of products and materials.

Section 9.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

- P: The use is permitted by right in the district
- SPU: The use is allowed only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19
- NP: The use is not allowed at all in the district.

Use	Zoning District		Additional Requirements
	I-1	I-2	
Industrial			
Central Dry Cleaning Plant	P	P	
Contractor’s yard	SPU	P	See Chapter 19.
Junkyards	NP	SPU	See Section 19.9(I).
Heavy Industrial Uses	NP	P	
Light Industrial Uses	P	P	
Recycling Facility	SPU	SPU	See Section 19.9(N).
Tool and Die	P	P	
Warehouse, Distribution	P	P	
Workshops and Custom Small Industry Uses	P	P	
Institutional and Utilities			
Heating and Electric Power Generating Plants	SPU	P	See Chapter 19.
Municipal and Public Service Activities	SPU	SPU	See Chapter 19.
Utility Substations, Transmission Lines and Switching Stations	P	P	
Office			

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Use	Zoning District		Additional Requirements
	I-1	I-2	
Corporate Offices Associated with Industrial Operations	P	SPU	See Chapter 19.
Financial Institutions	SPU	SPU	See Chapter 19.
Office Buildings	SPU	NP	See Chapter 19.
Research and Development Facilities	P	P	
Trade or Industrial Schools	P	P	
Service			
Child Day Care Centers	SPU	SPU	See Chapter 20.
Fuel Depot	SPU	SPU	See Section 19.9(H).
Mini-warehouse and Personal Storage	P	SPU	See Chapter 19.
Motor Freight Terminal	P	P	
Printing and Publishing	P	P	
Commercial			
Adult-Oriented Business	NP	SPU	See Section 4.16
Lumberyards	SPU	SPU	See Chapter 19.
Truck tractor and trailer rental and sales	P	P	
Vehicle Repair, Minor	SPU	SPU	See Chapter 19.
Vehicle Repair, Major	P	P	
Wholesale Establishment	P	P	
Residential			
Dwellings existing on the effective date of the ordinance.	P	P	Must meet the yard requirements of the “RL-10” Residential Zoning District
New Residential Dwellings	NP	NP	
Accessory and Support Uses			
Accessory facilities and activities customarily associated with or essential to permitted uses and operated incidental to the principal use.	P	P	

Section 9.3 Lot, Yard, and Building Requirements

Development Standard	Zoning District		Other Requirements
	I-1	I-2	
Minimum Lot Area	40,000 square feet	80,000 square feet	
Minimum Lot Width	200 feet		
Front Yard Setback	General	50 feet	75 feet
	If yard is adjacent to a primary arterial street.	100 feet	
Side Yard Setback	General	15 feet	20 feet
	If yard is adjacent to a “R” district	50 feet	100 feet
	Street side of a corner lot	Same as front yard	
Rear Yard Setback	General	25 feet	50 feet
	If yard is adjacent to a “R” district	50 feet	100 feet
Maximum Building Height	60 feet		

Section 9.4 Performance Standards

Uses of land and buildings permitted in the Industrial Districts shall conform to the following Performance Standards and requirements at all times. The owner, or by qualified representatives of the owner, shall certify that all new operations or changes in operations are designed and intended to comply with these standards.

- A. **Outdoor activities:**
All permitted activities, other than parking, loading and storage, shall be conducted wholly within enclosed buildings.
- B. **Outdoor storage:**
Any outdoor storage of materials or equipment shall only be permitted in areas approved in advance as part of the site plan approval. They must be screened from the view of neighboring properties or from a street through the use of an approved landscaped screen, wall or solid fence. Materials or equipment cannot be visible above the screening. Outdoor storage is not permitted in any required yard that is adjacent to an “R” district or to a primary arterial street.
- C. **Odor, fumes, dust, glare, vibration or heat:**
No permitted activity shall emit or produce odor, fumes, smoke, particulates, dust, glare, vibration or heat that will adversely affect permitted uses on an adjacent property.
- D. **Noise:**
No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zone district providing that air handling equipment in proper working conditions shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.
- E. **Effluent:**
No permitted use shall discharge effluent of any kind onto or into the ground or in violation of sewage treatment regulations.
- F. **Electromagnetic radiation:**
No permitted use shall emit electromagnetic radiation which would adversely affect the operation of equipment beyond the confines of the building producing the effect.
- G. **Hazardous Material Management Plan:**
Any permitted activity that may present danger of fire, explosion or other catastrophe shall have a current Hazardous Material Management Plan, shall be reviewed and approved by the appropriate Fire Department and the Township Engineer and shall not represent any danger to property or persons beyond the property lines.
- H. **Other requirements:**
All uses shall conform to all other Township, County, State and Federal regulations pertaining to its operations.