

Article IX

I - INDUSTRIAL DISTRICT

Section 901 - Intended Purpose

The I - Industrial District is designed to preserve and utilize the land most suitable for industrial uses that will or can be made compatible with the use of the surrounding land. The regulations of this district are intended to ensure compatibility with the surrounding districts and to encourage the harmonious and appropriate physical development of the Township. To these ends, the Industrial District is intended to discourage and minimize air and water pollution, noise, glare, heat, vibration, fire and safety hazards and other detriments to the environment. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

Section 902 - Use Standards

Uses permitted in the (I) Industrial District shall be subject to the following conditions:

1. Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
2. All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
3. Illumination. All illumination shall comply with the requirements of Section 1312.
4. Landscaping. The entire lot shall be suitably landscaped pursuant to Section 1310 (except for those areas that are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
5. Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be

required to maintain a buffer strip ten (10) feet wide which shall be planted with a hedge, evergreen shrubbery or suitable vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.

Section 903 - Permitted Uses

In a (I) Industrial District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the Penn Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in This Ordinance.

1. Industrial activities involving processing, production, repair, or testing of materials, goods, and/or products, involving those Industries primarily performing conversion, assembly, or non-toxic chemical operations. (See Section 1631)
2. Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe-repair shops.
3. Farm or construction equipment and supplies sales and service. (see Section 1623)
4. Lawn and garden equipment and supplies sales and service. (see Section 1623)
5. Vehicle sales and services, such as service stations, repair garages, new and used car dealers, and automotive supplies. (see Section 1624)
6. Mobile home, trailer, camping, boat, construction or farm equipment sales and services. (see Section 1604)
7. Sawmills and other establishments associated with forestry.
8. Wholesaling, storing and warehousing, including lumber yards, building contractors, and farm supply and building material yards. (see Section 1629)

9. Newspaper and printing establishments.
10. Dry cleaners, laundries, and laundromats. (see Section 1632)
11. Limited manufacturing, fabricating, processing, packaging, compounding or assembling activities.
12. Trucking terminals. (see Section 1633)
13. Buildings and structures, municipal and/or public utility. (see Section 1608)
14. Essential services buildings and structures with locational requirements. (see Section 1645)
15. Essential services buildings and structures without locational requirements. (see Section 1645)
16. General gardening.
17. Nurseries and greenhouses. (see Section 1635)
18. Self-service storage facility (Mini Warehouse). (see Section 1630)
19. Animal hospitals and veterinarian clinics. (see Section 1616)
20. Monument sales.
21. Vehicle Washes. (see Section 1625)
22. All permitted uses in the Commercial District.

Section 904 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the principal use of the premises and not operated for gain.
3. Private garages.

4. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage shall be carried on in completely enclosed buildings.
5. Signs, as provided in Article XV of this Ordinance.

Section 905 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in this Ordinance:

1. General manufacturing, fabricating, processing, packaging, compounding or assembling activities.
2. Electrical power generation. (see Section 1642)
3. Business conversions. (see Section 1621)
4. Home occupations. (see Section 1613)
5. Home occupations exceeding 33% of gross floor area. (see Section 1613)
6. Home businesses. (see Section 1613)
7. Day care homes and centers. (see Section 1614)
8. Day care centers. (see Section 1614)
9. Caretaker dwelling. (see Section 1634)
10. Public and private parks, playgrounds and open space.
11. State, county or Federal buildings. (see Section 1646)
12. On-farm occupations. (see Section 1636)
13. Off premise signs.
14. Commercial communication towers. (see Section 1637)

15. Junkyards, recycling yards, and automobile wrecking yards.
(see Section 1643)
16. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

Section 906 - Prohibited Uses

The following uses are expressly prohibited in the (I) Industrial District:

1. Residences, except caretaker dwellings as set forth above.
2. All uses that do not meet the requirements of the Performance Standards in Article XIII.

Section 907 - Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements: (2005-03 - 12/28/2008)

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, and yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements**			Minimum Building Setback (FT) **				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Impervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
On-Lot Sewage Disposal System	1.5 Acres*	150'	60	50' ****	25'	50'	25'	***
Public Sewer	1 Acre	150'	60	50' ****	25'	50'	25'	***
Public Water and Public Sewer	25,000 SF	100'	70	25' ****	10'	20'	30'	***

* Lot Size Subject to PaDEP approval for on-lot sewage disposal systems
 **Minimum requirement unless specified elsewhere herein
 ***Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended.
 **** Front Building Setback can be reduced to 25' if parking is located in the rear yard.
 SF- square feet; FT - feet

Section 908 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.

Section 909- Minimum Off-Street Loading and Unloading Requirements

Off-street loading and unloading facilities shall be provided for in accordance with Article XIV of this Ordinance.