

ARTICLE 16
I - INDUSTRIAL DISTRICT

Updated 10-26-20

Sec. 16.01. DESCRIPTION AND PURPOSE.

The I-Industrial District is a zoning district which permits a wide range of manufacturing, assembling, compounding, and treatment of articles or materials; as well as warehousing, research, and related business office uses.

Sec. 16.02. PERMITTED USES.

- A.** Any use permitted in the C-3 zone except those uses permitted in the GC zone.
(Ord. No. 2020-5, Eff. 10-26-20)
- B.** The manufacture, compounding, processing, packing, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products.
- C.** The manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials such as aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, paperboard, plastics, precious or semiprecious metals or stones, shell rubber, tin, iron, steel, tobacco, wood and yarn.
- D.** Manufacturing or fabrication of products, components, devices, equipment, systems and parts, such as the following: Ceramic products; communication transmission and reception equipment; data processing equipment and systems; electrical appliances; electronic instruments, devices and components; glass molding, edging, beveling and silvering; graphics and art equipment; jewelry, including products from precious or semi-precious stones or metals; medical or dental equipment; metering instruments; optical devices, equipment and systems; photographic equipment; furniture assembly and/or manufacturing; processing and packaging of agricultural products, including rendering or refining of fats and oils.
- E.** Petroleum storage located at least five hundred (500) feet from any residentially zoned property.
- F.** Precision machine shops for producing components, manufacturing, processing, and assembling.
- G.** Tool and die shop.
- H.** Wholesale sales.
- I.** Warehouses, distribution and storage facilities including mini-warehouses. Hazardous, toxic or obnoxious goods or products shall be prohibited.
- J.** Auto repair shops subject to the regulations of Section 23.03 B.
- K.** Auto wash.
- L.** Contractor yards.
- M.** Crating and packing service.

- N. Dry cleaning and laundry plant, excluding retail service to the public.
- O. Bottling plants and dairies.
- P. Printing, publishing, and allied industries.
- Q. Sign painting and servicing shops.
- R. Research and development, experimental or developmental laboratories, or data services.
- S. Product assembly plant, primarily engaged in final or partial assembling or packaging of pre-manufactured, treated, or fabricated components, materials or products.
- T. Essential services as regulated by Section 3.07.
- U. Governmental services buildings such as post offices, fire and police stations.
- V. Broadcasting studios.
- W. Wireless communication equipment, towers and antennas according to the requirements of Article 25.
- X. Production in greenhouses of flowers, plants, shrubs, trees, or other similar living products.
- Y. Production of cut stone products related to monuments.
- Z. Manufacture of biological products, drugs, medicinal chemicals and pharmaceutical preparations.
- AA. Trade or industrial schools.
- BB. Commercial fuel distribution.
- CC. Diaper, linen and towel supply services.

- DD. Electrical supplies-wholesale and storage.
- EE. Exterminator service.
- FF. Vehicle or freight terminal.
- GG. Welding or tin shop.
- HH. Buildings, structures, and uses accessory to the permitted land use.

Sec. 16.03. USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established in Article 20 of this ordinance:

- A. Kennels.
- B. Auction houses.
- C. Airports, and landing and take-off areas for helicopters.
- D. Wireless communication equipment, towers and antennas according to the requirements of Article 25.
- E. Drive-in theaters.
- F. Salvage yards, recycling (including tires), and composting according to the requirements of Section 23.09.
- G. Sewer and water treatment facilities.
- H. Establishments where sports and recreation activities and physical fitness training activities are conducted primarily indoors. New buildings constructed or existing buildings re-constructed for such uses shall be of a size and design which can accommodate and be re-used for applicable Permitted and Special Land Uses allowed in the I-Industrial District in order to ensure

that an adequate supply of land and buildings is available for future industrial users in the I-Industrial District.

- I. Amusement parks.
- J. Outdoor storage of vehicles, boats, trailers, recreational vehicles and similar items.
- K. Asphalt, concrete or similar refining and manufacturing.
- L. Refuse and garbage incinerators.
- M. Manufacture of gas, coke, or coal tar products.
- N. Manufacture of ammunition, fireworks, or other explosives.
- O. Stockyards and slaughterhouses.
- P. Blast furnace drop forges, petroleum refining, metal stamping and similar uses.
- Q. Display and sale of items which are manufactured, repaired or serviced as part of a use permitted in the I-Industrial District.
- R. Establishments which produce alcoholic beverages primarily for distribution off-site and which also engage in one or more of the following as a small percentage of the overall sales of the business and which devote a small portion of the square footage of the building to the following:
 1. The retail sale of alcoholic beverages produced on-site to the general public for consumption on the site and/or on a retail take-out basis including the limited sale of snacks, prepackaged

foods, and non-alcoholic beverages;

2. Conduction of tours for the general public of the facility;
 3. The retail sales of items related to the company and its products such as glassware, posters, and clothing.
- S. Buildings, structures, and uses accessory to the permitted land use.
 - T. Churches, Synagogues and other buildings used for religious worship. – see Sec. 23.05
(Ord. No. 2020-5, Eff. 10-26-20)

Sec. 16.04. ACCESSORY USES PERMITTED.

The following accessory uses are permitted:

- A. Administrative, executive or corporate offices which are a part of a predominant industrial operation, including governmental offices and facilities.
- B. Cafeteria operated in conjunction with a permitted use for the convenience of persons employed on the premises.
- C. Dwelling unit, one per establishment, for security or maintenance personnel and their families, when located on the premises where they are employed in such capacity. No other residential use shall be permitted.
- D. Employee recreation facilities and play areas.
- E. Limited repair operations for products described as permitted uses and commercial sales and service

incidental to a permitted use, provided such operations are housed as a part of the building or buildings comprising the basic operation.

Sec. 16.05. HEIGHT REGULATIONS.

All buildings and structures shall be limited to a height of thirty five (35) feet. If the Planning Commission finds that additional height would not be detrimental to adjacent properties and with the approval of the Township Fire Chief, height limits may be increased to a maximum height of ninety (90) feet if an additional one foot of building setback is provided for each one foot in height that the building exceeds thirty five (35) feet. If only a portion of the building exceeds thirty five (35) feet, such additional setback need be provided only to that portion of the building exceeding thirty five (35) feet.

Sec. 16.06. AREA REGULATIONS.

All buildings, structures, or additions thereto shall comply with the following requirements:

A. Front Yard.

Twenty five (25) feet for each public street abutting the parcel.

B. Side Yard.

A side yard of not less than fifteen (15) feet shall be required, provided that a minimum side yard of fifty (50) feet shall be required whenever a lot or parcel of land in the I – Industrial District abuts a lot or parcel of land in a residential zoning district.

C. Rear Yard.

1. A rear yard of not less than twenty five (25) feet shall be required,

provided that a minimum rear yard of fifty (50) feet shall be required whenever a lot or parcel of land in the I – Industrial District abuts a lot or parcel of land in a residential zoning district.

2. No accessory building shall be allowed in the required rear yard area of any lot.

D. Lot Area, Width and Depth

One acre in area exclusive of any public right-of-way with a minimum width of (150) feet as measured at the required front setback line. Corner lots shall be a minimum of two hundred (200) feet as measured at the front setback line. All lots shall be at least one hundred fifty (150) feet deep, measured at right angles to the front lot line.

E. Parking Area Setback

Parking areas shall be set back a minimum of ten (10) feet from all lot lines.

F. (Reserved)

G. Lot Coverage

Buildings shall cover no more than fifty (50) percent of a lot.

Sec. 16.07. ADDITIONAL REGULATIONS.

A. Parking and loading areas – see Article 21.

B. Signs – see Article 22.

C. Site Plan Review Requirements – see Article 24.

D. Landscaping shall be provided in accordance with Article 21A herein.

E. Waste Disposal Facilities – see Section 24.06.H

Sec. 16.08 PERFORMANCE STANDARDS.

A. Land or buildings shall not be used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; electrical disturbance; glare; liquid or solid refuse or wastes; or other dangerous or objectionable substance, condition, or element in such a manner or such amount as to adversely affect the environment or surrounding community as measured from the property line.

The following standards shall specifically apply:

1. Baffling or muffling devices or other precautionary means shall be employed with processes or operations causing objectionable noise characteristics to prevent objectionable levels when measured off the property during normal operation.
2. Operations, processes or products which, during normal operations, emit odors that are detectable at any point beyond the property from any use are prohibited.
3. Any operation which produces intense glare or heat shall be conducted only within an enclosed or screened area and in such a manner that the glare or heat

emitted will not be discernible off the property line.

4. Every use shall be so conducted so that the vibration generated by the use cannot be detected off the property without the use of instruments.

B. All permitted and special land uses, shall be conducted wholly within a completely enclosed building, except that outside storage of materials, equipment, or vehicles and loading and unloading operations is permitted, subject to the following restrictions:

1. Materials may be stored only in the side or rear yards, except that materials may not be stored on the street side of a corner lot or in any required yard.
2. All storage of materials and equipment used in the business except vehicles shall be visually screened to a height of at least six feet above the highest elevation of the nearest adjacent street or property bordering the site unless in the opinion of the Planning Commission or other approving authority the material is stored in a manner that it is not readily visible from off site or that the material is located such a substantial distance from adjacent properties and roadways that it is not a visual nuisance as seen from off site.
3. In no case shall the outside storage of materials or equipment be stacked higher than the height of the visual screen unless in the opinion of the Planning

Commission or other approving authority the material is located such a substantial distance from adjacent properties and roadways that it is not a visual nuisance as seen from off site.

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