

PART 15

I-G INDUSTRIAL-GENERAL

§1501. PURPOSE.

The I-G, Industrial-General District is designed to provide for the more intense types of manufacturing and industrial uses. Regulations to minimize their incompatibility with the other districts of the Township are the minimum required for the mutual protection of the districts in question. In promoting these and the general purposes of this Chapter, the specific intent of this Part is:

- A. To encourage the construction of and continued use of the land for industrial purposes.
- B. To prohibit any use which would substantially interfere with the development, continuation or expansion of industrial uses in the district.
- C. To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration and fire safety hazards.
- D. To separate by buffer strips, from adjacent residential or commercial districts.

(Ord. 84-2, 3/29/1984, §1400)

§1502. PROCEDURAL REQUIREMENTS.

All applications for permits, pursuant to this Part, shall be submitted to the Zoning Officer who shall have the option of submitting such applications to the Planning Commission or to the Township Board of Commissioners for recommendations prior to issuing a permit. All applications shall be reviewed by the Plan Review Board prior to the issuance of any permit.

(Ord. 84-2, 3/29/1984, §1401; as amended by Ord. 85-4, 4/2/1985)

§1503. PERMITTED USES.

When not otherwise prohibited by law, a building may be erected or used and a lot may be used or occupied for any of the following uses and no other. Such uses and buildings shall be compatible with the adjoining existing land uses and buildings and shall comply with the provisions of Part 17 of this Chapter.

- A. Public utilities and facilities.
- B. Telecommunication towers.

- C. Municipal buildings and/or uses.
- D. Customary agricultural operations, farming, nurseries, greenhouses, riding academies, livery or boarding stables, dog kennels and animal hospitals.
- E. Motor vehicle body shop, motor vehicle repair garage, motor vehicle wrecking, truck washing, tire re-treading or recapping.
- F. Bottling works and book binding.
- G. Building materials storage, lumber yards and lumber mills.
- H. Blacksmith and machine shops excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines.
- I. Carpenter, cabinetmaking, furniture repairing and upholstering, electrician, metalworking, tinsmith, plumbing, gas, steam or hot water fitting shops.
- J. Sales, service and storage of contractor's equipment.
- K. Mixing plants for concrete and asphalt.
- L. Cleaning, dyeing and steam laundries, laundering, carpet and rug cleaning.
- M. Freight terminal and freight yards, railroad yards, repair shops, roundhouse and truck terminals.
- N. Metal fabrication, forging and boiler works.
- O. Gas (illuminating or heating) manufacturing and storing.
- P. Grain elevators and bulk storage of petroleum and similar products.
- Q. Laboratories and lithographing.
- R. Distribution plants, parcel delivery and service industries.
- S. Foundries, steel mills, lime kilns and flour mills.
- T. Printing and newspaper publishing.
- U. Wholesale businesses, welding shops, warehouses and cold storage plants.
- V. Manufacturing, compounding, processing, treating or assembling of the following or products from the following:

- (1) Aircraft.
- (2) Automobiles.
- (3) Bakery goods.
- (4) Bone.
- (5) Brick.
- (6) Buses.
- (7) Candy.
- (8) Canvas.
- (9) Cellophane.
- (10) Cement.
- (11) Cloth.
- (12) Cork.
- (13) Cosmetics.
- (14) Dairy products.
- (15) Drugs.
- (16) Electrical.
- (17) Feathers.
- (18) Felt.
- (19) Film.
- (20) Fur.
- (21) Glass.
- (22) Hair.
- (23) Leather.

(24) Optical.

(25) Paint, not employing a boiling process.

(26) Paper.

(27) Pharmaceutical and food products except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of oils and fats.

(28) Plastics.

(29) Pottery and figurines or other ceramic products using only clay and kilns fired only by electricity or gas.

(30) Precious or semiprecious metal or stone.

(31) Rubber products.

(32) Shell.

(33) Terra cotta.

(34) Textiles.

(35) Tile.

(36) Tobacco.

(37) Trucks and other transportation equipment.

(38) Wood.

(39) Yarn.

W. Self-service storage facility. [Ord. 98-2]

X. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.

(Ord. 84-2, 3/29/1984, §1402; as amended by Ord. 85-4, 4/2/1985; by Ord. 92-5, 2/4/1992, §12(A); by Ord. 96-2, 8/1/1996, §14; by Ord. 98-2, 1/5/1998, §1(D); and by Ord. 03-01, 1/2/2003, §II)

§1504. CONDITIONAL USES.

The following conditional uses and no others may be allowed by the Board of Commissioners after recommendations by the Planning Commission pursuant to the express general standards and criteria set forth in Part 19 of this Chapter and the specific standards and criteria set forth in Part 18, §1803:

A. The excavation and sale of sand, gravel, clay, shale or other natural mineral deposits or the quarrying of any kind of rock formation.

B. Junkyard.

C. Multi-Vendor Open Air Markets. Such conditional uses shall also be subject to the criteria specified in Section 1212.A(1)-(8).

D. Multi-Vendor Indoor Markets. Such conditional uses shall also be subject to the criteria specified in Section 1212.B(1)-(3).

(Ord. 84-2, 3/29/1984, §1403; as amended by Ord. 06-04, 04/02/2006, §5)

§1505. BUILDING HEIGHT LIMIT.

No building shall be erected to a height in excess of 35 feet; provided, however, that the height limit may be increased 1 foot for each additional foot the width of each yard exceeds the minimum required. Each and every yard shall exceed the minimum by the number of feet proposed to be added to the maximum height of 35 feet.

(Ord. 84-2, 3/29/1984, §1404)

§1506. LOT AREA AND WIDTH.

The lot area shall be not less than 1 acre and lot width shall be not less than 150 feet at the street line.

(Ord. 84-2, 3/29/1984, §1405)

§1507. LOT COVERAGE.

1. The maximum lot coverage of any lot in this zoning district shall be 80% of the total area of said lot less any additional area required to be free of impervious material as part of the stormwater management facilities required by this Township.

2. Any portion of a lot not covered with impervious material and not required to be otherwise developed as part of the stormwater management facilities required by this Township shall be planted and maintained with vegetative material.

(Ord. 84-2, 3/29/1984, §1407; as amended by Ord. 85-4, 4/2/1985)

§1508. YARD REGULATIONS.

The minimum depths and widths shall be provided as follows:

A. Between industrial uses and other industrial uses or structures or a district other than residential or apartment-office.

(1) Front yard depth: 60 feet.

(2) Side yard depth: 25 feet each side except when the property line is a railroad spur used to service the building(s) on the property. No minimum yard depth is required.

(3) Rear yard depth: 25 feet except when the property line is a railroad spur used to service the building(s) on the property. No minimum yard depth is required.

B. Between an industrial district and a residential district and/or residential use or an A-O Apartment - Office district; or an A-O-L Apartment Office Limited district:

(1) Front yard depth: 150 feet.

(2) Side yard depth: 150 feet each.

(3) Rear yard depth: 150 feet.

(4) Buffer yard depth: 25 feet which shall be considered as part of the required 150 foot yard.

(Ord. 84-2, 3/29/1984, §1407; as amended by Ord. 85-4, 4/2/1985)

§1509. CONTROL OF DUST AND DIRT, FUMES, VAPORS AND GASES.

The emission of dust, dirt, fly ash, fumes, vapors or gases which can cause any damage to human health, to animals or vegetation or to other forms of property or which can cause any soiling or staining of persons or property at any point beyond the lot lines of the use creating the emission is prohibited.

(Ord. 84-2, 3/29/1984, §1408)

§1510. GLARE AND HEAT CONTROL.

No industrial use shall carry on an operation that produces heat or glare beyond the property lines of the lot on which the operation is conducted.

(Ord. 84-2, 3/29/1984, §1409)

§1511. VIBRATION CONTROL.

Machines or operations which cause vibrations shall be permitted provided that vibrations are not perceptible along the boundary line of any non-industrial district.

(Ord. 84-2, 3/29/1984, §1410)

§1512. CONTROL OF RADIOACTIVITY, ELECTRICAL OR RADIO DISTURBANCE.

Activities which emit dangerous radioactivity at any point shall be prohibited. Any use or operation involving electrical or radio disturbance (except from domestic household appliances) which adversely affect the operation at any point of any equipment other than that of the creator of such disturbance shall be prohibited.

(Ord. 84-2, 3/29/1984, §1411)

§1513. STORAGE AND WASTE DISPOSAL.

1. All outdoor facilities for fuel, raw materials and products and all fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard requirements imposed upon the main building in this district.

2. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which can destroy aquatic life, be allowed to enter any stream or watercourse.

3. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

(Ord. 84-2, 3/29/1984, §1412)

§1514. OFF-STREET PARKING.

1. Off-street parking shall be provided in accordance with Part 20, "Off-Street Parking," of this Chapter.

2. All parking shall be located at least 10 feet away from any street right-of-way line. Curbing shall be installed to enforce this regulation. [Ord. 92-5]

(Ord. 84-2, 3/29/1984, §1413; as amended by Ord. 92-5, 2/4/1992, §12(B))