

§ 175-13. Industrial Zone (I). [Amended 4-1-2021 by Ord. No. 2020-07; 11-6-2025 by Ord. No. 2025-02]

- A. Purpose. The purpose of the Industrial Zone is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate development, contribute to the soundness of the economic base of the Township and otherwise further the purposes of this chapter. In promoting these and the general purposes of this chapter, the specific intent of this zone is:
- (1) To encourage the development of and continued use of land for industrial purposes.
 - (2) To prohibit any use which would substantially interfere with the development, continuation or expansion of industrial uses in the zone.
 - (3) 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 and safety hazards.
- B. Uses by right. The following uses are permitted by right in the Industrial Zone:
- (1) Animal hospital or veterinary clinic.
 - (2) Caretaker or watchman dwelling.
 - (3) Greenhouse or horticultural nursery.
 - (4) Warehouse, building material yard, heavy storage facilities (such as construction equipment, commercial vehicles) and related sales and service facilities.
 - (5) Industrial activities involving manufacturing; processing; packaging; printing; publishing and binding; production; testing of materials, goods and products; conversion and assembly; industrial laundries; large equipment repairs; and/or machine and welding shops.
 - (6) Industrial park.
 - (7) Parking lot or parking garage.
 - (8) Professional or business office.
 - (9) Public building, including fire house.
 - (10) Research laboratory.
 - (11) Wholesale establishment.
 - (12) Crops and gardening.
 - (13) Processing of farm products.
- C. Uses by special exception. The following uses shall be permitted as special exception when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall review requests

for special exceptions in terms of the criteria established in Articles V and VI of this chapter:

- (1) Adult-oriented facility.
- (2) Communication transmitting and receiving facility.
- (3) Junkyard or automobile dismantling plant.
- (4) Mini-storage facility.
- (5) Recycling collection center.
- (6) Outdoor commercial recreation establishment.
- (7) Public utility building and/or service structure.
- (8) Truck or motor freight terminal.
- (9) Vehicle rental, sales, service and/or repair facility.
- (10) Vehicle washing facility.
- (11) Service station or convenience store dispensing fuel.

D. Lot area and width. Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone:

	Public Water and Public Sewer	Public Water or Public Sewer	No Public Water nor Public Sewer (see Subsection H)
Lot area (square feet)	10,000	20,000	40,000
Lot width (feet)	100	150	200

E. Setbacks. Each lot shall provide front, side and rear setbacks not less than the following:

- (1) Front setback: 30 feet.
- (2) Each side setback: 20 feet.
- (3) Rear setback: 30 feet.

F. Height. The height limit for a principal building or structure shall be three stories, but not more than 35 feet. The height limit for an accessory building or structure shall be two stories, but not over 25 feet.

G. Lot coverage. Not more than 85% of the lot area may be covered with an impervious surface.

H. Required utilities.

- (1) Each principal use shall be serviced by an existing public water system if it is determined by the Township that water capacity is available and that it is feasible to have the service extended to serve the principal use.

- (2) If public sewer is available, each principal use must be serviced by the existing public sewer system, provided that sewer capacity is available and that it is feasible to have the service extended to serve the principal use.
- I. Performance standards for industrial activities. Industrial activities shall not:
 - (1) Cause vibration, dust, smoke, fumes, gas or offensive odors to be disseminated beyond the boundaries of the lot.
 - (2) Cause noise exceeding that of street traffic at the front lot line.
 - (3) Cause glare observable from beyond the boundaries of the lot.
 - (4) Constitute a fire or explosion hazard.
 - J. Access restricted. Vehicular access to any lot may not be taken directly from any arterial street so designated in the Northwest Adams Joint Comprehensive Plan.
 - K. Uses permitted by conditional use.
 - (1) Solar energy systems, subject to the limits set forth in § 175-73.1.