

## Article 18

### IP INDUSTRIAL PARK DISTRICT

#### **Section 1801. PURPOSE.**

The purpose of the IP Industrial Park District is 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. The specific intent of this Article is:

- A. To encourage the development 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, industrial uses from adjacent residential or commercial districts.

#### **Section 1802. PERMITTED USES.**

A building may be erected or used and a lot may be used or occupied for any of the following uses:

- A. Automobile body shops; automobile repair garages; automobile wrecking, including junk and salvage yards.
- B. Self service storage facilities.
- C. Warehousing, truck terminals, freight terminals, railroad facilities and distribution centers.
- D. Building material storage, wholesale lumber yards.
- E. Bulk storage and processing of material, including grain, petroleum, steel, rubber, natural gas and similar products.
- F. Foundries, steel mills, lime kilns, grain mills.
- G. Wholesale businesses.
- H. Industrial services, including welding shops, cold storage, furniture repair and cabinet making.
- I. Manufacturing, compounding, processing, treating or assembly of the following or products form the following: aircraft, automobiles, baked goods, bone, brick, buses, candy , canvas, cellophane, cement, cloth, cork, cosmetics, dairy products, drugs, electrical, feathers, felt , film, food products, fur, glass, hair , leather metal, optical, paint, plastics, pottery, stone, rubber shell, terra cotta,

textiles, tile, tobaccos, trucks, transportation equipment, wood, and yarn.

- J. Quarry, sand pit, gravel pit, borrow pit.
- K. Municipal buildings.
- L. Recycling Center. \*
- M. Public utility facilities.
- N. Telecommunication antennas. \*
- O. Telecommunication towers. \*
- P. Timber harvesting. \*
- Q. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An \* indicates that additional regulations found in Article 19 apply.

### **Section 1803. CONDITIONAL USES.**

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 and Article 24 of this Ordinance.

- A. Heliport.
- B. Helistop
- C. Sexually Oriented Businesses.

### **Section 1804. BUILDING HEIGHT LIMIT.**

No building shall be erected to a height in excess of forty (40) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

### **Section 1805. LOT AREA AND WIDTH REQUIREMENTS.**

The lot area shall be not less than one (1) acre and lot width shall be not less than one hundred fifty (150) feet measured at the minimum required building setback line.

### **Section 1806. LOT COVERAGE.**

No more than eighty (80) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

### **Section 1807. MINIMUM SETBACKS.**

- A. Between Industrial uses or structures and any zoning district boundary other than Residential and Office-Apartment:
  - 1. Front – sixty (60) feet.

2. Side – twenty-five (25) feet.
  3. Rear - twenty-five (25) feet.
- B. Between Industrial uses or structures and Residential or Office-Apartment District boundaries:
1. Front– one hundred fifty (150) feet.
  2. Side– one hundred fifty (150) feet.
  3. Rear - one hundred fifty (150) feet.
  4. Buffer yard width and screening requirements shall be in accordance with Section 1901.B.

**Section 1808. SIGNS.**

Signs shall conform to the requirements of Article 20 of this Ordinance.

**Section 1809. OFF-STREET PARKING AND LOADING AREAS.**

Off-street parking and loading areas shall be provided in accordance with the Article 21 of this Ordinance.

**Section 1810. BUFFERS AND SCREENING.**

Buffer yards and screening shall be required in accordance with Section 1901.B of this Ordinance.