

Chapter 370. Zoning

Article XV. I Industrial District

§ 370-102. Purpose.

In addition to the purposes expressed in § 370-2 and the community development objectives of § 370-5 of this chapter, it is the purpose of this district to provide for certain uses which are not inherently compatible with residential or commercial uses but which are desirable to broaden employment opportunities and add to the economic stability of the Township. Such uses are to be located as far from residential districts as reasonable, and provisions in this district are intended to minimize conflicts where these uses do abut residential districts.

§ 370-103. Permitted use regulations.

[Amended 1-4-2000 by Ord. No. 00-01; 12-7-2011 by Ord. No. 2011-11]

A building may be erected or used, and a lot may be used or occupied, for any one of the following purposes and no other, except as otherwise provided in § 370-58 of this chapter:

- A. Uses permitted as special exceptions.
- (1) Any of the following uses shall be permitted when authorized as a special exception, pursuant to the provisions of § 370-163:
 - (a) Incinerator, manufacture, processing or storage of explosives, paint, petroleum, gas, or coke.
 - (b) Brewery, meat-packing; manufacture or processing of chemical fertilizer, wood pulp, disinfectants or soap.
 - (c) Flour mill.
 - (d) Foundry, steel mill, manufacture or processing of rubber products.
 - (e) Any other use which is or may be comparable to any of the foregoing uses which may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination, radiation or noise, or which is or may be dangerous to the public health, welfare or safety, or which constitutes a public hazard whether by fire, explosion or otherwise.
 - (f) Accessory heliport and/or helistop, pursuant to the provisions of § 370-152.
 - (g) Kennel, pursuant to the provisions of § 370-142.
 - (h) A municipal landfill shall be permitted provided that all Pennsylvania Department of Environmental Protection (PA DEP) regulations and permit requirements for solid waste facilities are observed.^[1]

[1] *Editor's Note: Former Subsection A(1)(i), Communication towers, was repealed 9-4-2013 by Ord. No. 2013-06, which ordinance also redesignated former Subsection A(1)(j) as Subsection A(1)(i).*
 - (i) Any lawful purpose not elsewhere in this chapter permitted.
 - (2) Any applicant for a special exception for any of the above uses shall be required to provide to the Zoning Hearing Board's satisfaction that adequate provisions are made to reduce or minimize the noxious,

offensive, dangerous or hazardous features thereof.

- B. Signs subject to the regulations of Article **XXI** herein.
- C. Off-street parking subject to the regulations of Article **XXII** herein.
- D. Any of the following uses when authorized as a conditional use:
[Added 9-4-2013 by Ord. No. 2013-06]
 - (1) Wireless communications antenna support structures, pursuant to the provisions of § **370-151**.

§ 370-104. Lot size, height, area and bulk regulations.

The regulations of § **370-92** of Article **XIV** herein shall apply; provided, however, that the minimum lot size and minimum developable area shall both be three acres with no reduction therefrom by special exception.

§ 370-105. Effective screen.

All lot lines abutting a residential district shall have an effective screen pursuant to the provisions of § **320-34D** of Chapter **320**, Subdivision and Land Development.

§ 370-106. Grounds maintenance and disposal of debris.

In the interest of the public health, safety and welfare, the premises of each building and all open areas on the lot shall be kept free from excessive weed growth, paper and other debris which may be combustible, all discarded machinery, and the like, and the premises shall be maintained in a neat and workmanlike manner at all times.

§ 370-107. Controls.

The regulations of Article **XIV**, §§ **370-95**, **370-99**, **370-100** and **370-101**, herein shall apply.