

§ 310-10 **Industrial Park Zone (IP).**

A. Purpose. The purpose of the IP Industrial Park District is to encourage the development of and continued use of land that is suitable for industries and to prohibit any use that would substantially interfere with the establishment or continuation of industrial firms that contribute to the soundness of the economic base of the Township. Furthermore, the intent is to provide suitable land for light industry and industrial parks in which a number of firms may locate on a landscaped tract. Because of the possible proximity of such uses to residential and commercial areas, restrictions are imposed to assure both attractive and useful surroundings.

B. Uses by right. The following principal uses are permitted by right in the IP Zone:

- (1)** Caretaker or watchman dwelling.
- (2)** Commercial school.
- (3)** General manufacturing. This includes such uses as:
 - (a)** Fabricated metals, machinery making.
 - (b)** Food processing or packing.
 - (c)** Furniture production.
 - (d)** Stone, clay, brick, block, asphalt or glass production.
 - (e)** Textiles, leather, rubber, paper making.
- (4)** Heavy storage service (warehouse, building material yard, bulk fuel storage).
- (5)** Light manufacturing. This includes such uses as:
 - (a)** Assembly of electronic apparatus.
 - (b)** Electroplating metals, molding plastics.
 - (c)** Instrument making, tool and die making, cabinet making.
 - (d)** Printing and publishing.
 - (e)** Production or sewing of apparel.
 - (f)** Soft drink bottling, packaging products in the form of powder or other dry state.
- (6)** Mini storage/self-storage.
- (7)** Parking lot or parking garage.
- (8)** Personal service business.
- (9)** Processing establishment.
- (10)** Professional office.
- (11)** Public building or facility.
- (12)** Research laboratory.
- (13)** Restaurant, fast-food.
- (14)** Restaurant, sit-down.
- (15)** Retail store or shop.

- (16) Transportation (passenger) terminal.
- (17) Truck or motor freight terminal.
- (18) Vehicle sales, service and/or repair establishment.
- (19) Wholesale establishment.
- (20) Accessory uses:
 - (a) Home occupation.
 - (b) No-impact home-based business.
- (21) Medical clinic.

[Added 11-13-2019 by Ord. No. 2019-5]

C. Uses by special exception. The following principal uses shall be permitted as special exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Articles **V** and **VI** of this chapter:

- (1) Adult entertainment facility.
- (2) Automobile service station.
- (3) Communications facility.
- (4) Convenience store.
- (5) Crematorium.
- (6) Helistop, heliport.
- (7) Industrial park.
- (8) Junkyard.
- (9) Public utility building.
- (10) Sanitary landfill.
- (11) Wind energy system.
- (12) Professional office flex space.

[Added 11-13-2019 by Ord. No. 2019-5]

D. Dimensional requirements.

[Amended 11-13-2019 by Ord. No. 2019-5]

	Public Water and Public Sewer	Public Water or Public Sewer	No Public Water and No Public Sewer
Minimum lot area	20,000 square feet	30,000 square feet	40,000 square feet
Minimum lot width	100 feet	125 feet	150 feet
Maximum lot coverage	80%	75%	65%
Minimum front setback	30 feet	30 feet	30 feet
Minimum side setback	30 feet (each)	30 feet (each)	30 feet (each)

Minimum rear setback	30 feet	30 feet	30 feet
<u>Front, side or rear setbacks for development adjacent to a residential district or use per § 310-10G</u>	100 feet	100 feet	100 feet

E. Building height. The building height limit shall four stories, but not more than 45 feet. The height limit for an accessory building shall be two stories, but not over 25 feet.

F. Paved area. A percentage of the lot area, as provided in the table in § **310-10D** herein, may be paved with an impervious surface (driveways, parking areas, walkways), provided stormwater management facilities are provided if determined necessary by the Township Engineer.

G. Setbacks. The required setbacks for buildings are stated in the chart above § 310-10D. The following are exceptions to the setback requirements:

(1) Setbacks when abutting residential districts or uses: No use allowed within an industrial district, excepting building setbacks and areas for parking, circulation and landscaping, shall be located closer than 100 feet to any residential district boundary or residential use. When new buildings, expansions or additions to existing employment uses are proposed, such existing or new uses shall be subject to special exception and comply with the following rules:

(a) New buildings, expansions or additions closer to a residential district or use than existing buildings on the site shall be permitted only for office uses related to on-site operations.

(b) Except for office uses related to on-site operations, the following rules shall apply:

[1] Where site location and dimensions permit, all portions of any new building, expansion or addition must be located a minimum of 100 feet from any residential district or use.

[2] Where site location and dimensions do not permit new buildings, expansions or additions to be located a minimum of 100 feet from any residential district or use, new buildings, expansions or additions must be located on the opposite side of existing structures from a residential district or use.

[3] Where site location and dimensions do not permit new buildings, expansions or additions to be located on the opposite side of existing structures from residential district or use, no portion of a new building, expansion or addition shall be located closer to the residential district or use than existing buildings on the site.

