

**§ 143-136. Use Regulations for IP District. [Amended 7-20-2000 by Ord. No. 448; 2-15-2001 by Ord. No. 453; 9-21-2006 by Ord. No. 556; 12-3-2009 by Ord. No. 586]**

A. In the IP District, and in the Mixed-Use Overlay and Office Technology Campus Sectors, land, buildings or premises shall be used in accordance with the Schedule of Permitted Principal, Accessory and Conditional Uses and Uses by Special Exception as follows: **[Amended 10-20-2011 by Ord. No. 602; 3-15-2018 by Ord. No. 654]**

Key

- \* = Number of designated type of use allowed in each ( ) sector or district.
- P = Permitted by right.
- C = Conditional use (decision by the Board of Supervisors).
- SE = Special exception use (decision by Zoning Hearing Board).
- N = Not permitted.
- A = Accessory or ancillary. No one ancillary commercial use shall exceed 10% of the square feet of the primary building, and the combination of all ancillary commercial uses on a site shall not exceed 20% of the total square feet of the building.

Types of Uses	IP District	Mixed-Use	Office Technology
		Overlay Sector	Campus Sector
Animal hospital	SE	N	P (for properties abutting Adams and Van Buren Avenues)
Antique shops	N	P	N
Appliance sales/ service	P	N	N
Art galleries	N	P	N
Art supply store	N	P	N
Auto glass shops	P	N	N

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		<b>Overlay Sector</b>	<b>Campus Sector</b>
Auto repair garage	P (for properties abutting Trooper Road only)	N	N
Awning manufacturing	P	N	N
Bakery, commercial	P	N	N
Bakery shop, retail	N	P	N
Banks and financial institutions	P	P	N
Barber shop/beauty shops	N	P	N
Beverage and brewery bottling	P	P	N
Beverage distributor	P	N	N
Beverage stores (liquor)	N	P	N
Bicycle sales/service	N	P	N
Bookstores (without adult entertainment)	N	P	N
Business services	P (within 600 feet of GC District)	P	P
Cabinet manufacturing	P	N	N
Cafeterias	A	P	A
Candy stores	P (within 600 feet of GC District)	P	N
Car wash	SE	N	N
Ceramic shops	N	P	N
Ceramic tile sales	P	N	N
Cleaning services	P	N	N

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		<b>Overlay Sector</b>	<b>Campus Sector</b>
Clothing and apparel store	P (within 600 feet of GC District)	P	N
Colleges/universities	N	N	P
Communications, wireless - Per § 143-250	P	N	N
Computer sales	P (within 600 feet of GC District)	P	N
Computer sales, wholesale	P	N	N
Confectionery store	P (within 600 feet of GC District)	P	N
Construction company headquarters	P	N	N
Contractor (storage)	C	N	N
Convenience store (no fuel services)	P (within 600 feet of GC District)	C*(1)	N
Convention/exposition center	P*(2)	N	N
Dairy store	P (within 600 feet of GC District)	P	N
Dance school	P (within 600 feet of GC District)	P	N
Day-care center (child or adult)	P	P	A

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Delicatessen	A	P	A
	P (within 600 feet of GC District)		
Department store	N	C	N
Detective agency	P	P	N
Driving school	P	N	N
Drugstore	P (within 600 feet of GC District)	P	N
Dry cleaner, commercial	P	N	N
Dry cleaner, retail	P (within 600 feet of GC District)	P	N
Electrical substation	P	N	P
Floor covering sales	P	N	N
Florist shop	P (within 600 feet of GC District)	P	N
Food distribution warehouse	P	N	N
Food processing	P	N	N
Furnace/air conditioning	P	N	N
Furniture repair/refinishing	P	N	N
Furniture store	P (within 600 feet of GC District)	N	N
Garage, storage	A	N	A
Garden supply shop	P (within 600 feet of GC District)	N	N

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		<b>Overlay Sector</b>	<b>Campus Sector</b>
Gift shop	P (within 600 feet of GC District)	P	A
Glass sales and service	P	N	N
Grocery store (less than 30,000 square feet)	N	P	N
Handicraft store	P (within 600 feet of GC District)	P	N
Hardware store	P (within 600 feet of GC District)	N	N
Health, athletic club, gym	P	P	A
Heliport-helipad	SE	P	N
Home improvement stores	P (within 600 feet of GC District)	N	N
Hospital	P	P	P
Hotels (with or without convention facilities)	P*(2)	P*(1)	N
Ice cream shops	P (within 600 feet of GC District)	P	A
Janitorial services	P	N	N
Jewelry stores	P (within 600 feet of GC District)	P	N
Kennels	SE	N	N
Libraries	P	P	A

<b>Types of Uses</b>	<b>IP District</b>	<b>Mixed-Use Overlay Sector</b>	<b>Office Technology Campus Sector</b>
Locksmiths	P (within 600 feet of GC District)	P	N
Mail order business	P	N	N
Manufacturing, fabricating, assembly and/or processing of the following:	P	N	(for properties abutting Van Buren or Madison Avenues only)
(a) Scientific and precision instruments and controls.			
(b) Electronic components, including computers, pharmaceutical and optical goods.			
(c) Metalized and coated plastic film, photographic reduction, film and equipment.			
(d) Jewelry and time pieces.			
(e) Clothing and other textile products, but excluding dyeing and manufacturing of textiles.			

<b>Types of Uses</b>	<b>IP District</b>	<b>Mixed-Use Overlay Sector</b>	<b>Office Technology Campus Sector</b>
(f) Small electrical appliances and supplies, such as lighting fixtures, wiring, toasters, radios, medical and dental equipment and hand tools.			
(g) Small machine parts.			
(h) Musical instruments.			
(i) Toys and novelties.			
(j) Small products from previously prepared paper, plastic, rubber (excluding the manufacture of rubber or synthetic rubber), wood, tools and hardware.			

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(k) Finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat-treating of small metal pieces (those capable of being held in one hand by the average worker) related to uses listed in items (a) through (j).			
Marine accessory shops	P (within 600 feet of GC District)	N	N
Meat markets	P (within 600 feet of GC District)	N	N
Medical clinics	P	N	N
Medical laboratories	P	N	P
Medical marijuana dispensary	P (for properties abutting Eisenhower, Van Buren, Jefferson, and Madison Avenues only)	N	N



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Medical marijuana grower/processor	P (for properties abutting Eisenhower, Van Buren, Jefferson, and Madison Avenues only)	N	N
Medical offices	P	P	P
Moving company	P	N	N
Newspaper offices	P	N	N
Newspaper printing facility	P	N	N
Offices, business	P	P	P
Optical shops	P (within 600 feet of GC District)	P	N
Paint/wallpaper store	P	N	N
Parking facilities/ lots	C	C	C
Parks/playgrounds	P	A	A
Pest control service	P	N	N
Pet shops	P (within 600 feet of GC District)	N	N
Photocopying shops	P (within 600 feet of GC District)	P	N
Photographic processing	P	N	A
Photographic studios	P (within 600 feet of GC District)	P	A

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Photographic supplies/equipment	P (within 600 feet of GC District)	P	N
Recreational, indoor	P	P	A
Rental business	P (within 600 feet of GC District)	N	N
Research/development lab	P	N	P
Residential - aboveground-level retail	N	P	N
Restaurant	C	P	N
Restaurant, drive-through	C	N	N
Retail sales (a permitted commercial use not including uses listed individually in this Schedule and not including a shopping center)	P (within 600 feet of GC District)	P	N
School (vocational/trade/business)	P	P	A
Shoe repair store	P (within 600 feet of GC District)	P	N
Shoe store	P (within 600 feet of GC District)	P	N
Sign Company	P	N	N
Sporting goods store	P (within 600 feet of GC District)	N	N

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		<b>Overlay Sector</b>	<b>Campus Sector</b>
Storage facility, self-serve	P	N	A
Surgical center	P	P	P
Tailor/alterations	P (within 600 feet of GC District)	P	N
Target range (completely indoor and enclosed)	SE	N	N
Testing or training center	P	P	A
Theaters, indoor	C	C	A
Tobacco stores	P (within 600 feet of GC District)	P	N
Travel agencies	P (within 600 feet of GC District)	P	N
Truck terminals	SE	N	N
Upholstery shops	P	N	N
Utility offices	P	N	P
Video (sales and rental)	P (within 600 feet of GC District)	P	A
Warehousing	C	N	N
Water softener (sales/service)	P (within 600 feet of GC District)	N	N
Wholesale business	P	N	N

B. All uses permitted within 600 feet of a General Commercial District boundary shall be subject to the application of the minimum dimensional standards of § 143-112 and the general regulations of § 143-105.

- C. Uses by special exception. Any use of the same general character as any of the above, including distribution plant for small parcels (those capable of being hand-delivered) may be permitted when such use is authorized as a special exception by the Zoning Hearing Board.
- D. Ancillary uses.
- (1) Permitted ancillary commercial uses include restaurants, banks or similar financial institutions, automatic bank machines, recreation facilities operated as a business within a building (i.e., sauna, health clubs), and service businesses, including barber, beautician, tailor, shoe repair, photography, copy center, travel agency and postal services.
  - (2) Ancillary commercial uses shall be primarily intended to serve the daily service needs of the employees and users of the IP District.
  - (3) All ancillary commercial uses shall be carried on within or contiguous to the facade of any building(s).
- E. Conditional uses. All conditional uses shall comply with the procedures set forth in § 143-80 of this chapter.
- F. Procedures for consideration of a conditional use. The following procedure shall be followed for consideration of any proposed conditional use pursuant to this article:
- (1) Conditional use application. An application shall be submitted, in writing, to the Township Manager. Such applications shall include, as a minimum, a tentative sketch plan indicating how the applicant intends to develop the property and sufficient data to document compliance with the applicable standards contained in Subsection E. The Township Board of Supervisors shall schedule a public hearing on said application within 60 days following the date of the regular meeting of the Board of Supervisors or the Planning Commission (whichever first reviews the application) next following the date the application is filed, provided that should the next regular meeting occur more than 30 days following the filing of the application, said sixty-day period shall be measured from the 30th day following the date the application has been filed. Such time may be waived, in writing, by the applicant.
  - (2) Public hearing. Prior to deciding to approve or deny an application for the proposed conditional use, the Board of

Supervisors shall hold a public hearing thereon pursuant to public notice. At least 30 days prior to the date of the hearing, one copy of the development proposal and all additional submitted information shall be transmitted to the Township Planning Commission and one to the Montgomery County Planning Commission, together with a request that these agencies submit recommendations regarding said use.

- G. Use of a lot located in the IP District for an auto repair garage shall be permitted only when all the following requirements are met: **[Added 12-21-2017 by Ord. No. 647]**
- (1) The lot abuts Trooper Road.
  - (2) The lot has vehicular access to at least two public roads.
  - (3) Any exterior storage of vehicles, parts, or equipment shall be completely screened from view from all public roads and/or residentially zones/used properties by solid fencing and buffer plantings.