

Chapter 27. Zoning

Part 13. GI - GENERAL INDUSTRIAL DISTRICT

§ 27-1301. Purpose.

[Ord. 162, 6/12/2002, § 1300; as amended by Ord. 214, 7/13/2011, § 4; and by Ord. 219, 7/24/2012, § 4]

1. It is the intent of this Part to provide an industrial district that:
 - A. Provides for and protects areas for general industrial manufacturing activity and other lawful uses.
 - B. Encourages only those types of uses which would not constitute a hazard or nuisance to the population of the adjacent areas.
 - C. Is expected to retain less aesthetic quality and is separated from residential uses in recognition of the general incompatibility.
 - D. To create a well designed industrial development which maintains a high degree of aesthetic quality and environmental sensitivity in keeping with the design standards and unified development plan regulations of this Part.

§ 27-1302. Use Regulations.

[Ord. 162, 6/12/2002, § 1301; as amended by Ord. 166, 10/16/2002; by Ord. 214, 7/13/2011, § 5; by Ord. 219, 7/24/2012, § 5; and by Ord. 227, 11/5/2014, § II]

1. Uses by Right. Within the GI - General Industrial District, a building may be erected, altered or used, and a lot or premises may be used for only one of the following purposes as a use by right:
 - A. Auction house.
 - B. Day care center.
 - C. Park and ride facility.
 - D. Public utility.
 - E. Sales and service of new and used automobiles; automobile repair shops; auto body shops; provided that all repair, servicing and other similar functions shall be completely enclosed within a building.
 - F. Vehicular auction.
 - G. Veterinary hospital or animal hospital.
 - H. Cemetery.

- I. Mass transit station.
 - J. Newspaper publishing establishment.
 - K. Wholesale business.
 - L. Truck terminal.
 - M. Contractor's office and yard.
 - N. Farm and garden machinery and equipment sales and service.
 - O. Garden center and landscape nursery.
 - P. Lumberyard.
 - Q. Manufacturing facilities, which involve the processing, assembly, packaging or distribution of goods and materials.
 - R. Printing establishment.
 - S. Agriculture, in accordance with § **27-1609** of this chapter.
 - T. Forestry, where conducted in compliance with the provisions of § 22-429.2 of the East Vincent Subdivision and Land Development Ordinance [Chapter **22**].
2. Prohibited Uses. The following uses are hereby prohibited:
- A. Any use which may be noxious or offensive as per § **27-1716** or by reason of the emission of odor, dust, fumes, smoke, gas, vibration, noise, air pollution, fire and explosive hazards, glare and heat, liquid and solid waste, vibration, radioactivity, or electromagnetic interference, so as to constitute a nuisance.
3. Uses by Special Exception. The following uses shall be permitted when authorized as a special exception by the Zoning Hearing Board in accordance with Part 20:
- A. A junkyard, subject also to the provisions of § **27-1611** of this chapter.
 - B. Outdoor advertising billboards, subject to the provisions of § **27-1717** of this chapter.
 - C. Telecommunication facilities as provided in § 27-1606B(1) and subject to full compliance with the provisions of § **27-1606**.
4. Conditional Uses. The following uses shall be permitted as conditional use when authorized by the Board of Supervisors, subject to the standards set forth herein and in Part **19** of this chapter:
- A. Trash transfer station, incinerator, crematory, and other solid waste disposal facilities.
 - B. Sanitary landfill.
 - C. Resource extraction uses.
 - D. Feedlots.
 - E. Planned commercial development including outlet center, involving more than one principal use on a single lot or tract, including any use otherwise permitted by right, special exception, and/or conditional use in the GC or GI Districts, subject to the provisions set forth in §§ 27-1103.2 and 27-1104.2. Any use permitted by special exception may be permitted as a condition of conditional use approval of the planned commercial development without requiring separate application for special exception.
 - F. Subject to conditional use approval, a building may be erected or used and a lot or premises may be used or occupied for any lawful purpose in addition to those uses listed in §§ 27-1302.1, 27-1302.3 and 27-1302.4 herein, except for any use prohibited in accordance with

§ 27-1302.2. Notwithstanding the foregoing, no building shall be erected or used in whole or in part for dwelling purposes, except for dwelling quarters in connection with any manufacturing or industrial establishment for watchmen and caretakers employed upon the premises.

5. Accessory Uses. The following accessory uses shall be permitted, where in compliance with all applicable provisions of Part 16 and provided that they shall be incidental to any of the foregoing uses, and further provided that any on-site retail sales involved with any accessory uses shall be permitted only when authorized as a special exception:

- A. Restaurant or cafeteria facilities for employees.
- B. Storage within a completely enclosed building or as otherwise regulated by § 27-1603.
- C. Living accommodations for a watchman or similar employee.
- D. Day care facility.
- E. Any other customary accessory uses that are clearly incidental to the principal building, structure or use.

§ 27-1303. Area and Bulk Regulations.

[Ord. 162, 6/12/2002, § 1302]

1. The following regulations shall be observed:

		With Public or Central Sewer and/or Water	With On-Site Sewer and Water
A.	Minimum lot size	1.5 acres with a 3.5 acre average lot size across the entire subdivision	3.5 acres
B.	Minimum lot width at street line	200 feet	250 feet
C.	Maximum impervious cover	40%	40%
Exceptions to the above impervious cover limitations:			
(1)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased up to, but not exceeding, 45% for a planned industrial development, when compliance is demonstrated with the provisions of § 27-1205.2.		
(2)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased through receipt of transferable development rights as provided for in Part 24.		
D.	Minimum setback at building setback line	50 feet	75 feet
E.	Minimum side yard	50 feet	60 feet
F.	Minimum rear yard	50 feet 100 feet minimum when adjoining any residential district	60 feet 120 feet minimum when adjoining any residential district
G.	Maximum building height	2 stories, not to exceed 35 feet	2 stories, not to exceed 35 feet

		With Public or Central Sewer and/or Water	With On-Site Sewer and Water
Where approved by the Township subject to conditional use approval, maximum building height may be increased beyond two stories and 35 feet through receipt of transferable development rights as provided in Part 24.			

§ 27-1304. Design Standards.

[Ord. 162, 6/12/2002, 1303]

1. Access, Frontage and Interior Circulation. As required by § **27-1708** of this chapter.
2. Loading and Unloading. As required by § **27-1711** of this chapter.
3. Parking. As required by § **27-1709** of this chapter.
4. Visibility at Intersections. As required by § **27-1702** of this chapter.
5. Storage. As required by § **27-1603** of this chapter.
6. Lighting. As required by § **27-1715** of this chapter.
7. Screening and Landscaping. As required by §§ **27-1712** and **27-1713** of this chapter.
8. Signs. As required by § **27-1717** of this chapter.

§ 27-1305. Special Provisions for Planned Industrial Development.

[Ord. 162, 6/12/2002, § 1304]

All proposed planned industrial development shall comply with the requirements set forth in § **22-433** of the East Vincent Subdivision and Land Development Ordinance [Chapter **22**].