

§ 139-73. Use regulations.

A building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

A. Principal permitted uses.

- (1) General office.
- (2) Laboratory for research, testing and development.
- (3) Wholesaling, warehousing and distributing, but excluding truck terminal and outdoor storage of trucks or trailers.
- (4) Light manufacturing, assembly, compounding, packaging or treatment of small products, including but not limited to small electrical devices or appliances (excluding large electrical machinery), pharmaceutical products, optical and photographic equipment, small metal products, food products (excluding meat and fish), jewelry, novelty products, cosmetics, tools and similar goods, and including bottling, packing or crating operations.
- (5) Consumer service facilities, including but not limited to facilities for repair of small appliances, dry cleaning and laundry, printing, binding and publishing, and similar services, provided that consumer service facilities shall not include gasoline service stations.
- (6) Commercial solar energy systems. **[Added 2-14-2011 by Ord. No. 1-2011¹]**
- (7) Any use of the same general character as any use specifically permitted.

B. Accessory and incidental uses.

- (1) Retail sales of goods or products manufactured, assembled or warehoused on the premises.
- (2) Storage of materials necessary or convenient to any principal permitted use conducted on the premises.
- (3) Erection and maintenance of signs in accordance with Article XVIII.
- (4) Provision of living accommodations for a watchman or similar employee, and the erection and maintenance of facilities necessary or useful to protect the security of the property, such as fences, traffic control booth and similar devices.
- (5) Facilities to provide access, parking, loading and unloading necessary or convenient to the principal permitted use.
- (6) Any other accessory and incidental use necessary or convenient to the principal permitted use conducted on the property.
- (7) Day-care center, when authorized by the Board of Supervisors as a conditional use as set forth in § 139-75.1 below. **[Added 6-16-1998 by Ord. No. 4-1998]**

C. The following additional uses, when authorized by the Zoning Hearing Board as a special exception, are permitted, provided that no such use shall involve heavy or large equipment or machinery or shall create an objectionable condition as defined in § 139-97 and subject also to the requirements of

1. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(6) as Subsection A(7).

§ 139-122:

- (1) A general hospital providing health services primarily for inpatients and medical or surgical care of the sick or injured, and the following related uses so long as they are an integral part of a general hospital: laboratories, training facilities, staff offices and facilities for outpatient treatment, therapy and rehabilitation.
 - (a) A related use shall not be deemed an integral part of a general hospital unless conducted upon the hospital premises or upon contiguous premises owned or effectively controlled by the hospital.
 - (b) In considering an application for a special exception hereunder, the Zoning Hearing Board shall decline to grant such application unless it determines that there is a public need for such a facility in the area of its proposed location which is unfulfilled at the time of the application.
 - (c) The Zoning Hearing Board, in granting a special exception hereunder, may authorize a building height greater than that permitted by § 139-75D, provided that it shall find such increased height reasonably necessary for efficient and economical construction, generally in the public interest and otherwise consistent with the applicable review standards of § 139-122. Any additional height so authorized shall be subject to the limitations that the roofline shall not exceed 70 feet above grade at any point, nor shall the building exceed five stories, including basements, nor shall any projection above the roofline exceed 15 feet.
- (2) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including living quarters for watchmen, caretakers or similar employees, signs when erected and maintained in accordance with the provisions of Article XVIII, and a day-care center, when authorized by the Board of Supervisors as a conditional use as set forth in § 139-75.1 below. **[Amended 6-16-1998 by Ord. No. 4-1998]**

§ 139-74. Prohibited industrial uses.

In no case shall the following uses or any use substantially similar thereto be permitted: bulk storage of fireworks and explosives; fat rendering; incineration or reduction of garbage (except by Township agencies); leather processing, manufacture of asphalt, cement, noxious or hazardous chemicals, explosives, fertilizer, iron or steel (including blast furnace, smelting and other basic processes in the manufacture of iron and steel), linoleum, paint, plastics, rubber (including rubber and synthetic processing); textiles; soap; petroleum refining and storage in aboveground tanks; hair, felt and feather washing, curing and dyeing; wood pulp processing.

§ 139-75.1. Conditional uses. [Added 6-16-1998 by Ord. No. 4-1998]

In addition to the standards of this article and those of § 139-118.1 concerning procedures for conditional use applications, the Board of Supervisors shall require the following standards be met prior to granting approval of any conditional use application:

- A. Freestanding conditional uses shall be permitted.
- B. When a conditional use is located within a building containing a primary use permitted in § 139-39 herein, said conditional use shall be limited to 15% of the total leasable area of said building.
- C. As deemed warranted by the Board of Supervisors, adjustments to applicable parking standards may

be required when a conditional use is located within a building containing a primary use.

- D. Conditional uses shall have hours of operation that coincide with primary uses permitted in § 139-39 herein, unless additional hours are deemed reasonable by the Board of Supervisors based upon the nature of use.