

§ 195-19. Industrial (I) District.

- A. Purpose. The purpose of the Industrial (I) District is to provide areas for manufacturing or assembly operations and other industrially related establishments which can be a good neighbor without creating pollution or overloading the utility or street system. The district also provides for business offices and larger commercial establishments, including some that do not function very well in other areas of the borough.
- B. Uses permitted by right. The following uses and their accessory uses are permitted in the I District, provided that the use type, dimensional and all other applicable requirements of this chapter are satisfied:
  - (1) The manufacture, assembly or treatment of articles or merchandise from the following previously prepared materials: plastics, bone, canvas, cellophane, cork, feathers, fiber, glass, horn, leather and fur (excluding tanning, curing and dyeing), precious or semiprecious metals or

stones, shell, textiles and tobacco.

- (2) The manufacture of ceramic products (using only previously pulverized clay); novelty or small products from previously prepared paper or cardboard (not including bulk processing); jewelry, clocks and watches; medical, drafting, optical and other professional and scientific instruments and equipment; musical instruments; small rubber products and synthetic treated fabrics (excluding all rubber and synthetic processing); textiles (including spinning and weaving, but not including wool scouring and pulling or jute or burlap processing or reconditioning); toys; and wood products (excluding planing mills and bulk processing of wood and lumber).
- (3) The processing, packaging and treatment or compounding of such products as cosmetics and toiletries, drugs, perfumes and pharmaceuticals.
- (4) The manufacture and assembly of electrical or electronic devices; home, commercial and industrial appliances and instruments; and electrical supplies, including such equipment and supplies as lighting fixtures, fans, home radio and television receivers, electric switches, lamps, washing machines, refrigerators and air conditioners.
- (5) The processing and combining of food products (except meat and fish), including baking, canning, cooking, freezing and mixing, but not including manufacture of basic products from the raw state or such processes as drying, smoking, preserving or curing meats or manufacturing sauerkraut, vinegar or yeast, fish, milling flour, roasting coffee or spices.
- (6) The manufacture of paper or cardboard boxes, envelopes, containers and novelties from previously prepared paper or cardboard.
- (7) Light metal processes such as metal machining, finishing, grinding and polishing; metal stamping and extrusion of small products (such as costume jewelry and kitchen utensils); and the manufacture of light metal products, tools and hardware (such as hand tools, bolts, nuts).
- (8) Research laboratory or similar experimental testing or scientific establishments.
- (9) Bottling, packing or packaging establishments.
- (10) Publishing, printing, lithographing, bookbinding or similar establishment.
- (11) Warehouse, wholesale, storage or distribution uses, but excluding truck terminals.
- (12) Fuel companies.
- (13) Electric substations.
- (14) Commercial greenhouses/nurseries.
- (15) Administrative, professional or business offices, including building contractor offices and establishments.
- (16) Professional services, including but not limited to offices of realtors, physicians, lawyers, clergymen, teachers, dentists, architects, engineering, insurance agents, optician and medical and related offices.

- (17) Building material sales and storage yards.
- (18) Lumberyards.
- (19) Dry cleaning plants.
- (20) Park and recreation areas.
- (21) Vehicle and boat sales.
- (22) Trade schools.
- (23) Automobile repair and body shops.
- (24) Repair services, such as shops for appliances, watches, guns, bicycles, locks, etc.
- (25) Service stations.
- (26) Gas stations.
- (27) Warehouses and warehousing activities.
- (28) Wholesale and distribution facilities.
- (29) Planned industrial parks.
- (30) Car washes.
- (31) Greenhouse/nursery.
- (32) Crop storage.
- (33) Three or fewer dwelling units in conjunction with a nonresidential use, pursuant to § 195-37.  
[Amended 9-12-1988 by Ord. No. 500].
- (34) Fire stations and social halls.
- (35) Animal hospitals.
- (36) Essential utilities.
- (37) Government services and facilities.
- (38) Grocery stores.
- (39) Restaurants.
- (40) Taverns.
- (41) Hotels and motels.

C. Special exception uses. The following principal uses and their accessory uses may be permitted in the I District when authorized as a special exception by the Zoning Hearing Board in accordance with the express conditions and standards contained in Article VII.

- (1) Public airports, private airstrips and airports and heliports, § 195-62B.
- (2) Bus terminals or stations, see § 195-61.
- (3) Truck/motor freight terminals, see § 195-61.
- (4) Radio/television transmitters, see § 195-62L.
- (5) Energy generating structures, see § 195-61.
- (6) Mineral extraction and processing, see § 195-62J.
- (7) Any use of the same general character as those uses permitted by right. Evidence shall be submitted documenting the degree to which the proposed use will emit smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, chemical pollutants of sewer lines, increased stormwater runoff and the additional traffic generated by the proposed facility. Such evidence may include the proposed use of proven special structural or technological innovations.

D. [Amended 9-12-1988 by Ord. No. 500] Accessory uses. Accessory uses on the same lot and customarily incidental to the principal use are permitted by right. The term "accessory use" shall include the following:

- (1) Accessory buildings, see § 195-24A.
- (2) Accessory fences, walls and hedges, see § 195-24B.
- (3) Home occupations, see § 195-32.
- (4) Home gardening.
- (5) Household pets.
- (6) Off-street parking and loading areas, see Article V.
- (7) Signs, see Article VI.
- (8) Private outdoor swimming pools, see § 195-31.
- (9) Tennis courts, see § 195-34.
- (10) Temporary structures or uses, see § 195-35.
- (11) Outdoor storage or display, see § 195-33.

- E. Lot area, width, building coverage and height regulations. The dimensional requirements of this subsection apply to each use permitted in the I District by right and by special exception, subject to further applicable provisions of this article, Article IV and Article VII. [Amended 9-12-1988 by Ord. No. 500]

Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage	Maximum Building Height (feet)
All uses	None	None	40%	50

- F. Minimum yard requirements.

- (1) The yard requirements of this subsection apply to each use permitted in the I District by right and by special exception, subject to further applicable provisions of this article, Article IV and Article VII. [Amended 9-12-1988 by Ord. No. 500]

Principal Use	Front Yard (feet)	Each Side Yard (feet)	Rear Yard (feet)
Nonconforming Residential uses	25	6	25
All other uses	25	10	40

- (2) No side yard or rear yard shall be required when the lot abuts a railroad.

§ 195-20. Rural Residential (RR) District. [Added 3-8-1993 by Ord. No. 529]

- A. Purpose. The Rural Residential (RR) District is intended to provide more housing alternatives in a relatively low-density residential development.

- B. Uses permitted by right. The following uses and their accessory uses are permitted in the RR District, provided that the use type, dimensional and all other applicable requirements of this chapter are satisfied:

- (1) Single-family detached dwellings.
- (2) Two-family detached dwellings.
- (3) Essential services.

- C. Special exception uses. The following principal uses and their accessory uses may be permitted in the RR District when authorized as a special exception by the Zoning Hearing Board in accordance with the express conditions and standards contained in Article VII.

- (1) Schools or colleges, see § 195-62H.
- (2) Churches, see § 195-62D.

(3) Doctor/dentist offices, see § 195-61.

(4) Parks, see § 195-62H.

(5) Mobile homes, see § 195-62Q.

D. Accessory uses. Accessory uses on the same lot and customarily incidental to the principal use are permitted by right. The term "accessory use" shall include the following:

(1) Accessory buildings, see § 195-24A.

(2) Accessory fences, walls and hedges, see § 195-24B.

(3) Home occupations, see § 195-32.

(4) Home gardening, nursery or greenhouse.

(5) Household pets.

(6) Off-street parking, see Article V.

(7) Signs, see Article VI.

(8) Private outdoor swimming pools, see § 195-31.

(9) Tennis courts, see § 195-34.

(10) Temporary structures or uses, see § 195-35.

(11) Outdoor storage or display, see § 195-33.

E. Lot area, width, building coverage and height regulations. The dimensional requirements of this subsection apply to each use permitted in the RR District by right and by special exception, subject to further applicable provisions of this article, Article IV and Article VII.

Principal Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage	Maximum Building Height (feet)
Single-family detached dwellings	10,000	80	30%	35
Mobile homes	10,000	80	30%	35
Two-family detached dwelling	14,000	80	30%	35
All other permitted uses	14,000	80	30%	35