

Township of West Goshen, PA  
Wednesday, August 11, 2021

## Chapter 84. Zoning

### Article XII. Industrial Zoning Districts

#### § 84-38. I-2 Light Industrial District.

- A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:
- (1) Research, engineering or test laboratory.
  - (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not involving a retail activity on the lot and not including a junkyard or the slaughtering of animals.
    - (2.1) Miniwarehouse or self-storage facility.  
[Added 7-24-1990 by Ord. No. 5-1990; amended 10-24-2007 by Ord. No. 11-2007]
    - (2.2) Wholesale sales, storage or distribution.  
[Added 7-8-2015 by Ord. No. 4-2015]
  - (3) <sup>[1]</sup>Municipal, county, state and federal uses including fire, police and ambulance facilities.  
[Added 10-8-2014 by Ord. No. 4-2014]  
[1] *Editor's Note: Former Subsection A(3), Public utility installation, municipal, county, state and federal use, including fire, police or ambulance facility, was repealed 9-2-2014 by Ord. No. 3-2014.*
  - (4) Contractor's establishment not engaging in any retail activities on the site.
  - (5) Offices.
  - (6) Mass transit station.
  - (7) Public place of amusement or recreation; athletic club.  
[Amended 1-23-1993 by Ord. No. 1-1993; 10-24-2007 by Ord. No. 11-2007]
  - (8) Financial establishment.
  - (9) Commercial greenhouse.
  - (10) Agricultural use: as prescribed by the farm regulations in § 84-50.
  - (11) Automobile body repair and paint shop or automobile repair shop.  
[Added 10-24-1995 by Ord. No. 7-1995 <sup>[2]</sup>; amended 8-10-2005 by Ord. No. 7-2005]  
[2] *Editor's Note: This ordinance also provided for the renumbering of former Subsection A(11) and Subsection A(12) as Subsection A(12) and (13), respectively.*
  - (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres.

[Added 4-9-1997 by Ord. No. 7-97 <sup>[3]</sup>]

[3] *Editor's Note: This ordinance also renumbered former Subsection A(12) and (13) as Subsection A(13) and (14) and former Subsection A(13)(e) as Subsection A(14)(d).*

(13) Forestry, subject to the standards in § 84-57.8.

[Added 5-9-2001 by Ord. No. 6-2001]

(14) Mineral extraction.

[Added 5-9-2001 by Ord. No. 6-2001 <sup>[4]</sup>]

[4] *Editor's Note: This ordinance also renumbered former Subsection A(13) through (15) as Subsection A(15) through (17), respectively.*

(14.1) Microbrewery and brewery pub.

[Added 4-12-2017 by Ord. No. 1-2017]

(14.2) Rental business.

[Added 4-12-2017 by Ord. No. 1-2017]

(15) Accessory uses which are clearly incidental to the principal building, structure or use, including but not limited to restaurant, cafeteria or recreational uses and a home-related business as an accessory use to a lawful nonconforming single-family detached dwelling.

[Amended 6-12-2013 by Ord. No. 03-2013]

(16) The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter. The area and bulk regulations of this article, the design standards of this article and the general performance standards of this article shall apply to all uses permitted by special exception in the Light Industrial District.

(a) Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).

(b) Child day-care center, adult day-care center and group day-care center.

[Amended 4-18-1989 by Ord. No. 3-1989; 9-25-2002 by Ord. No. 11-2002]

(c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53.

[Amended 3-10-1999 by Ord. No. 2-1999]

(d) Churches.<sup>[5]</sup>

[Added 10-9-1990 by Ord. No. 8-1990]

[5] *Editor's Note: Former Subsection A(12)(d), which permitted motels, was repealed 10-25-1994 by Ord. No. 3-1994.*

(17) The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter.

[Added 4-22-1998 by Ord. No. 5-1998; amended 9-25-2002 by Ord. No. 11-2002]

(a) (Reserved)<sup>[6]</sup>

[6] *Editor's Note: Former Subsection A(17)(a), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.*

(b) <sup>[7]</sup>Public utility facility and gas and liquid pipeline facility subject to the standards in § 84-56.

[Added 9-2-2014 by Ord. No. 3-2014; amended 10-8-2014 by Ord. No. 4-2014]

[7] *Editor's Note: Former Subsection A(17)(b), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.*

B. Area and bulk regulations. The following area and bulk regulations shall apply to all uses in the I-2 District except for a sales and service agency for used vehicles and for motorcycle sales. The area

and bulk regulations in § 84-33 shall apply to a sales and service agency for used vehicles and for motorcycle sales.

[Amended 6-28-2006 by Ord. No. 6-2006]

- (1) Lot size: two acres minimum.
  - (2) Lot width at building setback line: 200 feet minimum.
  - (3) Lot width at street right-of-way line: 50 feet minimum.
  - (4) Lot coverage: 50% maximum.
  - (5) Building setback line: 50 feet minimum.
  - (6) Side yards: 30 feet minimum for each side yard.
  - (7) Green area (landscaped): 30% minimum.
  - (8) Rear yard: 35 feet minimum.
  - (9) Building height: 40 feet maximum.
  - (10) Tower and chimney location: 50 feet minimum from any lot line.
  - (11) Paved surface area: a maximum of 60% of the lot area.
  - (12) Yard contiguous to a residential zoning district or a residential use:  
[Amended 6-14-1983 by Ord. No. 4-1983]
    - (a) Rear yard: 100 feet.
    - (b) Side yard: 100 feet.
    - (c) The one-hundred-foot side/rear yards provided for in Subsection B(12)(a) and (b) shall be maintained as a buffer zone as follows:
      - [1] The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.
      - [2] In the event that the screening requirements of § 84-55A are not met after application of § 84-38B(12)(c)[1], there shall be added to the undisturbed buffer zone the screening required by § 84-55A.
      - [3] The buffer zone shall not be used for any industrial or accessory use, nor shall any structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.
      - [4] For purposes of this subsection, the words "natural vegetation" shall mean any plant life, including, but not limited to, grasses, bushes, trees, vines and any other flora located on a lot.
  - (13) Parking area setback from property lines:
    - (a) Side or rear yard: 10 feet minimum.
    - (b) Front yard: 20 feet minimum.
  - (14) Height of structure: 60 feet maximum.
- C. Design standards. The design standards in the Campus Light Industrial District shall also apply to the Light Industrial District.
- D. General performance standards. Uses located in the Light Industrial Zoning District shall comply with § 84-57.1, General performance standards, located in Article XIV of this chapter.

Township of West Goshen, PA  
Thursday, September 2, 2021

## Chapter 84. Zoning

### Article XIV. Supplemental Regulations

#### § 84-53. Retail sales as accessory use.

[Added 3-10-1999 by Ord. No. 2-1999; amended 4-25-2012 by Ord. No. 04-2012]

In any district in which any provision of this chapter allows retail sales as a lawful accessory use, the following regulations shall apply:

- A. Retail sales shall not exceed more than 10% of the total wholesale sales of the principal use.
- B. The authorization to conduct retail sales shall be subject to and conditioned upon the issuance of an initial permit, which shall be renewed annually by the owner of the principal use upon submission of proof of compliance with the ten-percent limitation imposed by Subsection A of this section. The fees for issuance and renewal of the permit shall be set by resolution of the Board. This limitation shall not apply to approvals granted by the Zoning Hearing Board prior to the effective date of this section or to a lawful nonconforming accessory use retail activity otherwise regulated by this section which existed prior to the effective date of this chapter.
- C. The display and sales area of the building devoted to retail sales shall not exceed 10% of the total floor area of the business, exclusive of areas devoted to or used for production, processing, merchandise and raw materials storage, or 500 square feet, whichever is less.
- D. No exterior sign advertising retail sales shall be permitted on the premises.
- E. No exterior display of merchandise or products offered for sale at retail shall be permitted unless they are also sold at wholesale and such exterior display is permitted by this chapter.
- F. There shall be no change or alteration in the existing outside appearance of the building or premises resulting from the allowance of retail sales nor shall there be any other visible exterior evidence of retail sales activities.

[1] *Editor's Note: Former § 84-53, Floodway controls, was repealed 5-12-1987 by Ord. No. 6-1987.*