

Part 14
I Industrial District

§ 27-1401. Area and dimensional requirements. [Ord. No. 762, 5/7/2020]

1. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply:
 - A. Minimum lot area. Each lot shall contain an area of not less than one acre, unless a different lot area is required for a specific use, in which case the lot area required by the use regulations shall apply.
 - B. Minimum lot width: 200 feet.
 - C. Building area. Not more than 25% of the area of each lot shall be occupied by buildings.
 - D. Maximum impervious surface. No more than 50% of the lot area shall be impervious surfaces.
 - E. Front yards: 50 feet minimum, measured from the street line.
 - F. Side yards: 25 feet minimum for each side yard.
 - G. Rear yard: 35 feet.
 - H. Bufferyards. Along any property line abutting a zoning district boundary, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be coterminous with any required yard in this district, and, in case of conflict, the largest requirement shall apply. The bufferyard shall be completely planted with a mix of shrubs, trees and ground cover and may include berms.

§ 27-1400. Permitted uses. [Ord. No. 762, 5/7/2020]

1. A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

Use 12	Public or private school
Use 24	Outpatient surgical center
Use 26	Medical/dental office
Use 29	Business/professional office
Use 40	Repair shop
Use 43	Indoor commercial entertainment
Use 44	Fitness center
Use 45	Day spa
Use 46	Outdoor private recreation
Use 52	Motor vehicle repair garage
Use 54	Kennel
Use 57	Banquet/catering facility
Use 59	Tattoo and body piercing services
Use 60	Equipment rental or motor vehicle leasing
Use 62	Emergency services
Use 64	Railway/transportation station
Use 67	Utility operating facility
Use 68	Light manufacturing
Use 69	Research and development facility
Use 70	Wholesale business and storage
Use 71	Crematorium
Use 72	Printing, publishing, binding
Use 73	Contractor offices and shops
Use 74	Warehouse storage
Use 75	Truck terminal
Use 76	Quarry
Use 78	Standard self-storage

Use 80	Fuel storage and distribution
Use 86	Nonresidential accessory building or structure
Use 93	Solar energy system

- B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions Part 26 of this chapter:

Use 47	Adult business
Use 51	Motor vehicle sales
Use 77	Solid waste facility

- C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part 25 of this chapter:

Use 30	Methadone treatment facility
Use 33	Consumer fireworks sales-permanent
Use 65	Public or private parking garage
Use 66	Wireless communications facility
Use 81	Medical marijuana grower/processor
Use 88	Heliport
Use 90	Nonresidential wind energy system