

PART 6  
INDUSTRIAL DISTRICT

**§ 601. "I" Industrial District. [Ord. 266, 6/9/1975, Pt. 6, § 1; as amended by Ord. 411, 4/12/1999, § 3; and by Ord. 437, 11/8/2004, § 1]**

1. Specific Intent. In addition to the objectives listed in § 105 of this chapter it is the purpose of this district to provide suitable regulations for large free standing industrial uses. Because of the proximity of such uses to residential and commercial uses, restrictions are imposed to insure both attractive and useful surroundings. Further, it is recognized in older communities such as Laureldale Borough that mixed-uses (residential and industrial) exist and can continue to coexist in line with a traditional mixed-use neighborhood concept.
2. Use Regulations.
  - A. Uses by Right. Any "I" District land, building or premises shall be used by right for only one or more of the following:
    - (1) Administrative activities.
    - (2) Any activity involving a cleaning, distribution, processing, production, repair, storage or testing of materials, goods and/or products.
    - (3) Existing residential uses currently located within the industrial district. Existing residential uses shall comply with the area, bulk and accessory use requirements of the R-1, R-2 or R-3 Districts as appropriate to the existing use type (i.e., single-family detached, single-family semidetached, two-family detached, etc.).
    - (4) Forestry activities as defined in Part 2 herein.
    - (5) Certain wireless communication facilities (WCFs), subject to § 912, Subsection 2A. **[Added by Ord. No. 512, 7/19/2018]**
  - B. Uses by Special Exception. The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board.
    - (1) Retail sales of services.
    - (2) Retail repair of goods.
    - (3) Certain wireless communication facilities (WCFs), subject to § 912, Subsection 2B. **[Amended by Ord. No. 512, 7/19/2018]**

C. Conditional Uses. The following residential and/or commercial uses shall be permitted in the Industrial District by conditional use authorized by Borough Council subject to § 1220 of this chapter.

- (1) Residential uses permitted by right in the R-1, R-2 or R-3 zoning districts.
- (2) Commercial uses permitted in the C zoning district.

D. Area and Bulk Regulations. The following regulations shall be observed:

Maximum Regulations	
Building height	50 feet
Lot coverage	50%

Minimum Regulations	
Distance between buildings	50 feet
Distance between highway access points	300 feet
Highway frontage	500 feet
Lot size	
Per construction site	2 acres
Per unit of use	8,000 square feet
Setbacks	
Improvements setback line	10 feet
Building setback line	25 feet
Yard requirements	
Side yard per side	20 feet
Rear yard	25 feet

E. Performance Standards.

- (1) All uses permitted in the industrial district must comply with existing applicable state and federal laws, rules and regulations dealing with environmental health and pollution standards including, but not limited to air, water pollution, solid waste disposal, noise and vibration problems, and other such factors affecting man or his environment.

- (2) The following minimum standards shall be met:
- (a) Glare and Heat. No visible or objectionable glare and/or heat from any process shall be evident from any point along the property line.
  - (b) Liquid Wastes or Sewage. No discharge is permitted into reservoir, sewage or storm disposal system, stream, open body of water, or into the ground, or any materials in such a way of nature or temperature as could contaminate any water supply or otherwise cause the emission of dangerous objectionable elements unless treated so that the insoluble substances — oils, grease, acids, alkalines and other chemicals — are in accordance with state standards as approved by the Water Pollution Control Board, appropriate agencies of the Department of Environmental Resources, and local regulations.
  - (c) Noise. No noise shall be audible beyond the property line exceeding the average intensity of street traffic at the front line. Objectionable noises due to intermittence, beat frequency or shrillness shall be muffled.
  - (d) Smoke, Soot, or Dust. The emission of gray smoke at a density greater than No. 1 on the Ringlemann Chart, published by the U.S. Bureau of Mines, shall not be permitted.
  - (e) Electric or Electronic Interference. Electric or electronic devices shall be shielded in such a manner to meet Federal Communication Commission regulations.
  - (f) All raw materials, fuel, machinery, and equipment used in the operation shall be enclosed within a structure or screened by a substantially solid wall or fence of such design and height to conceal all operations and materials from view of an observer standing at grade level of an existing residential district line or public street.

