

Township of Lower Providence, PA
Monday, April 1, 2013

Chapter 143. ZONING

Article XVII. Professional and Business Office District

§ 143-115. Legislative intent.

The Professional and Business Office District is to provide appropriate locations primarily for office and related uses. The regulations which apply within the district are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for business and professional offices. Specifically, it is the intent of the district to:

- A. Discourage an encroachment by unrestricted commercial or industrial establishments or other uses which might adversely affect the specialized office, service and residential character of the district.
- B. Encourage the conversion of existing buildings to office use in order to encourage the preservation of sound structures which maintain the visual character and architectural scale of existing development.
- C. Attract professional office and service uses which do not generate large volumes of traffic and continuous customer turnover.
- D. Encourage the orderly, well-planned development of professional and business offices and limited service establishments within the district when a proliferation of unrestricted commercial usage would be undesirable.

§ 143-116. Permitted uses.

- A. Professional offices for doctors, dentists, chiropractors or any other licensed practitioner of the healing arts for humans, lawyers, engineers, architects, urban planners, accountants, economic consultants, business and management consultants.
- B. Business offices, including labor unions, credit services, financial investments and commodity brokerages, real estate sales, employment counseling, insurance sales, advertising, mailing and stenographic services.
- C. Single-family dwellings in accordance with the requirements of the R-2 Residential District with respect to area and height regulations as set forth in Article VI, § 143-37.

- D. Mixed use structures containing any combination of permitted uses as set forth in the above Subsections **A**, **B** and **C**.
- E. Communications antennas and communications buildings, in accordance with the requirements of § **143-250** of this chapter. **[Added 2-15-2001 by Ord. No. 453]**
- F. Communications towers shall be permitted by special exception, in accordance with the requirements and standards of § **143-250** of this chapter. **[Added 2-15-2001 by Ord. No. 453]**

§ 143-117. Conditional uses.

The following conditional uses when authorized by the Board of Supervisors, pursuant to the procedural requirements set forth in § **143-118** below:

- A. Service activities and/or establishments which directly serve the needs of the permitted uses in § **143-116A** and **B** herein, including but not limited to such uses as pharmacy, optometrist, dental equipment laboratory, employee cafeteria or snack bar, conference rooms or union hall, including ancillary kitchen facilities, copy center and any other use of a similar nature; provided, however, that any such use shall be ancillary to the primary use of the district, intended to provide services to the permitted uses and not intended to serve the general public. No external signs advertising said use(s) shall be permitted.
- B. Professional or business offices similar to those permitted in § **143-116A** and **B** upon a showing that their function and usage is substantially the same as those uses specifically enumerated in § **143-116A** and **B**.
- C. Day-care center. A facility which is licensed by the Commonwealth of Pennsylvania and in which care is provided for seven or more children, 16 years old or younger, at any one time.

§ 143-118. Standards for consideration of conditional uses.

The Board of Supervisors shall determine that the following standards are met prior to granting approval of a conditional use application:

- A. The use is ancillary to the primary use of a permitted use set forth in § **143-116A** or **B** and that it directly serves the needs of said use(s).
- B. The use will not generate a significantly greater amount of traffic volume than those uses permitted in § **143-116**, herein, in the judgment of the Township Board of Supervisors upon recommendations of the Township Engineer.
- C. The use shall not generate noise, noxious odors, air pollution or glare nor result in pedestrian-vehicular conflict or other safety hazards.
- D. Any necessary loading and unloading operations shall be carried on within or contiguous to the facade of any conditional use structure.

- E. Appropriate conditions can be designed, imposed and enforced which will alienate any difficulties or concerns brought by the proposed use.
- F. Applications for day-care center uses shall document compliance with the following requirements, in addition to the other requirements of this article:
- (1) That the use will be conducted in a building already existing in the district which has been previously used, occupied and approved for the care and/or education of children, 16 years old or younger.
 - (2) All day-care centers shall be fully protected by smoke detectors and fire extinguishers.
 - (3) Parking. One off-street parking space shall be provided for each employee and one safe passenger loading space 10 feet by 20 feet for each 10 children that the facility is licensed to accommodate.
 - (4) Fencing. The outdoor play area required by state licensing shall be surrounded by a safety fence or natural barrier.
 - (5) Play area setback. No portion of the outside play area shall be less than 50 feet from an existing occupied dwelling.
 - (6) Hours. Outside play shall be limited to the hours between 8:00 a.m. and 7:00 p.m.
 - (7) Access. A driveway and parking area shall be required in order to allow off-street pickup and dropoff of children.
 - (8) Application. A tentative sketch plan indicating basically how the applicant intends to develop the property and sufficient written data to document compliance with this chapter shall be submitted as part of the conditional use application for a day-care center.

§ 143-119. Development regulations.

The following regulations shall apply in the Professional and Business Office District:

- A. Lot area. A minimum of one acre (43,560 square feet) shall be provided for every principal building erected or used for any use permitted in this district. In addition, a lot width of not less than 150 feet at the right-of-way shall be provided. Conversion of an existing structure to any use permitted according to § **143-116** on a lot smaller than one acre (43,560 square feet) may be permitted as a special exception by the Zoning Hearing Board, provided that all required parking can be properly located, on the same lot or on an adjacent lot to which access is legally guaranteed. All additions to principal buildings shall be located at least 20 feet from all property lines, and all parking shall be located at least 15 feet from all property lines. The Zoning Hearing Board may, to encourage conversion of an existing viable building, permit a bonus of not more than 10% impervious coverage above that permitted in Subsection **B** herein. In allowing any conversion, the Zoning Hearing Board shall attach

any reasonable standards it deems appropriate to ensure said use(s) are developed in a manner consistent with other uses in the district and are compatible with said uses.

B. Building coverage. Not more than 25% of the area may be covered by buildings, and total impervious coverage shall not exceed 65%.

C. Yard requirements.

(1) Front yard. There shall be a front yard on each lot which shall be not less than 75 feet in depth from the street line.

(2) Side yards. On each interior lot there shall be two side yards having an aggregate width of not less than 75 feet, neither side yard having a width of less than 30 feet.

(3) Rear yard. There shall be a rear yard on each lot the depth of which shall not be less than 50 feet, except that an accessory-use structure may be erected within the rear yard not closer to any property line than 15 feet.

D. Height. The maximum height of buildings or structures hereinafter erected or enlarged in a Professional Business Office District shall be 35 feet, not to exceed three stories, exclusive of basements. For any accessory building or structure, the maximum height shall be 15 feet.

E. Maximum building dimension. The greatest dimension of a structure measured parallel to exterior building walls shall be 200 feet. For circular or partially circular buildings, the diameter or assumed diameter shall not exceed 225 feet.

§ 143-120. New construction/restoration.

In the event of new construction on a vacant lot or where a building has been removed, the design of the structure shall be consistent with the predominant character of buildings within the district.

§ 143-121. Parking requirements.

The number of parking spaces shall be in accordance with Article **XII** of the Zoning Ordinance.

§ 143-122. Access regulations.

The following regulations shall pertain to access for all lots to be developed in the Professional and Business Office District and shall also govern lots to be redeveloped in this district to the maximum extent feasible.

A. Accessways leading onto a public street shall be built to the dimensional requirements specified in the design standards of the Lower Providence Township Subdivision and Land Development Ordinance. *Editor's Note: See Ch. 123, Subdivision and Development of Land.*

B. Spacing of access drives should be 200 feet.

§ 143-123. Landscaped planting and buffer areas.

Along a side or rear property line which is adjacent to a residential use or district, the owner shall place and maintain a planting area 15 feet in width containing hedge, evergreens, shrubbery or suitable vegetation of sufficient planted density to reduce a total visual screening consistent with the topography. Wherever possible, the owner shall make every effort to retain existing natural screening, such as vegetation and topography.

- A. All evergreen vegetation to be installed shall not be less than 5 feet in height at the time of planting and shall be of such species that expected height at maturity not be less than 15 feet.
- B. All deciduous material to be installed shall not be less than eight feet in height or two-inch caliper.

Township of Lower Providence, PA
Tuesday, November 13, 2012

Article VI. R-2 Residential District

§ 143-35. Declaration of legislative intent; applicability.

[Amended 9-21-2006 by Ord. No. 556]

A. Legislative intent:

- (1) To provide for the orderly expansion of areas that offer neighborhoods of single-family detached houses at a low density.
- (2) To carefully protect these areas from nonresidential uses or higher residential density that may not be fully compatible with the existing neighborhood.

B. In an R-2 Residential District, the following regulations shall apply.

§ 143-36. Use regulations.

[Amended 9-19-2002 by Ord. No. 472; 9-21-2006 by Ord. No. 556]A building or group of buildings may be erected or used and a lot may be used or occupied for any of the following uses and no other:

A. Single-family detached dwellings only.

B. Accessory uses permitted in a residential district, including and in addition to those described in § **143-27A** of this chapter:

- (1) Parking or storage of private automobiles in garages or parking lots.
- (2) Residential accessory buildings or structures used as permitted by right in § **143-27**.

C. No-impact home-based businesses in accordance with the standards set forth in § **143-27A(9)**.

D. Any use as permitted by right in Articles **VII** and **XXVI** and by conditional use.

§ 143-37. Area, setback, bulk, height and parking requirements.

A. Site area or building lot area.

[Amended 9-21-2006 by Ord. No. 556]

- (1) The maximum percentage of building coverage permitted shall be 35% of the net site area in any new land developments of more than one building. In addition, the maximum percentage of impervious material coverage shall be 30% of the net site area or building lot area in any new land development, whichever is applicable.
- (2) The minimum building lot size, width and area requirements shall be determined by availability of public water and sanitary sewer service, as follows:

Requirement	No Public Service	Either Water or Sanitary Sewer Service Only	Both Water and Sanitary Sewer Service
Lot area, minimum	40,000 square feet	30,000 square feet	25,000 square feet
Lot width at building line	175 feet	150 feet	100 feet
Principal and accessory buildings over 250 square feet:			
Front yard	50 feet	50 feet	50 feet
Side yard	30 feet	25 feet	20 feet
Rear yard	60 feet	60 feet	60 feet
Accessory buildings under 250 square feet: shall comply with the minimum setbacks as stated in § 143-19C.			
Maximum total building coverage	20%	20%	20%
Maximum total impervious coverage	35%	35%	35%

- B. Buildings. Buildings shall be located and constructed so as to provide a maximum height not to exceed 35 feet.
- C. Parking. A minimum of two off-street parking spaces shall be required for each dwelling unit.

§ 143-38. Design and development standards and requirements.

Site development within an R-2 District shall be in accordance with an overall plan for locating buildings and structures, providing a safe and efficient circulation of vehicles and pedestrians, preservation and extension of the natural amenities of the site and providing for the continued maintenance of the land improvements thereon. Design and the operation and maintenance of the site and improvements shall meet at least the minimum standards and requirements set out in § **143-28H** and I of this chapter.

§ 143-39. (Reserved)

Editor's Note: Former § 143-39, Alternative development plan, was repealed 9-21-2006 by Ord. No. 556.

Township of Lower Providence, PA
Tuesday, November 13, 2012

Article XVIII. I Industrial Districts

§ 143-124. General provisions.

[Amended 7-20-2000 by Ord. No. 448] It is the purpose of this article to encourage industrial development which is free from offensive or health debilitating effects upon the natural environment and human life. Further, it is the intent of this article with respect to the uses permitted herein to establish reasonable standards for the height and size of buildings, area and dimension of open spaces; to minimize traffic congestion, noise, glare and pollution; and to protect against overcrowding and overburdening of land and water resources.

§ 143-125. Uses prohibited in all industrial districts.

In any industrial district land and structures may be erected, enlarged, altered, maintained and used for permitted uses as provided for in the district, further provided that:

- A. Explosive or radioactive materials are not manufactured or processed;
- B. Explosive or radioactive materials used in a manufacturing process or to generate energy for the manufacturing process shall be demonstrated to be to the satisfaction of the Board of Supervisors and adequately controlled so as to prevent intentional or accidental harm to life;
- C. Smoke, fumes, odor, particulate matter, toxic gas, noise, vibration or glaring light is not noticeable or detectable outside the lot line of any lot in an industrial district;

[Amended 7-20-2000 by Ord. No. 448]

- D. Storage, handling and use of all materials in the industrial process or operation or the by-products or waste of the process does not enter into groundwater discharge of the lot, or into aquifer recharge areas, or into the public sanitary sewer system, or is otherwise susceptible to transmission beyond the lot by wind, rodent or pest; and
- E. Vehicle traffic generated by the industrial activity shall not exceed the traffic volume, load bearing and safety capacities of the highway system serving the industrial site.

§ 143-126. General performance standards.

The following performance standards shall apply to all industrial districts within the Township. Should the Township, at any time, have reason to suspect that the performance standards of this article have been violated, the Township shall give due notice and order to the suspected violator to provide evidence of compliance or to cease, abate and correct the violation, within 10 days of the notice.

A. Smoke control.

- (1) No smoke shall be emitted from any chimney or other source of visible grey greater than No. 1 on the Ringlemann Smoke Chart as published by the United States Bureau of Mines.
- (2) Smoke of a shade not darker than No. 2 on the Ringlemann Smoke Chart may be emitted for not more than four minutes in any 30 minutes.
- (3) These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.

B. Control of dust and dirt, fly ash and fumes, vapors and gases.

- (1) No emission shall be made which can cause any damage to health, to animals, vegetation or other forms of property, or which can cause any excessive soiling at any point.
- (2) No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point.
- (3) For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500° F. and 50% excess air.

C. Control of noise. Noise that exceeds the standards set forth in § ~~143-23~~ shall not be permitted to emanate from any property within any industrial district.

[Amended 7-20-2000 by Ord. No. 448]

D. Control of odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive along a lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system shall fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III (Odor Threshold) in Chapter 5, Air Pollution Abatement Manual, copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, DC.

- E. Control of glare or heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.
- F. Control of vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instrument at any point beyond the lot line. Vibration which is not discernible to human sense but which is at low or high frequencies capable of causing discomfort or damage to life or property is prohibited beyond the property line and must be monitored and controlled within the property line to meet acceptable industrial use standards.
- G. Control of radioactivity or electrical disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely effecting the operation of any equipment located beyond the property of the creator of such disturbances.
- H. Refuse areas, waste disposal and outdoor storage facilities.

[Amended 7-20-2000 by Ord. No. 448]

- (1) No flammable or explosive liquids, solids or gases shall be stored in bulk above ground; provided, however, that tanks or drums of fuels directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
 - (2) All outdoor storage facilities for fuel, raw materials and products and all fuels and all raw materials and products stored outdoors shall be enclosed by a fence adequate to conceal the facilities from any adjacent properties.
 - (3) No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.
 - (4) All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
- I. Materials handling, transfer and storage areas. All indoor and outdoor material handling, transfer and storage areas shall provide for accidents caused by natural occurrence, equipment failure or human error so as to contain spillage or leakage of solid, liquid or gaseous materials and to further facilitate the cleanup or dispersal of said materials without causing damage to life, ecological systems, property or the sanitary sewer system.
- J. Electric, diesel, gas or other power. Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., to be an integral part of the architectural features of

the plant or, if visible from abutting residential properties, shall be concealed by coniferous planting.

- K. Industrial waste or sewage. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal except as shall be approved by sanitary engineers or other qualified persons employed by the Township at the expense of the owner of the premises. Where the sanitary sewers of the Township and its Municipal Authority are involved, approval of the Sewer Authority shall be required.
- L. Provision and use of water. All water requirements shall be stated in the application. Water shall be supplied from wells only after approved or accepted geologic study furnished by the applicant and certification by a professional geologist that the underground water supply and levels will not be appreciably altered in such a way as to endanger the water level and supply for other properties.
- M. New technology of extreme hazard potential. Any industrial process or research activity conducted within the industrial districts of the Township using chemical, biological or radiological techniques and agents which are new to the industry or process and which may present extreme hazard to the physical environment beyond the site of process application or research, or in which environmental hazards because of their use is unknown, must be disclosed to the Board of Supervisors prior to use. Such disclosures and proposals for use shall be treated in conformity with § **143-128** of this chapter.

§ 143-127. General design requirements.

All industrial districts shall meet the following design and operational requirements:

- A. Traffic impact study. A traffic impact study shall be submitted simultaneously with an application for any use within the industrial district. No permit to construct or use property within an industrial district shall be issued until the traffic impact study is deemed to be satisfactory by the Township Traffic Consultant. The traffic impact study shall be prepared by a professional traffic engineer and shall contain the following:

[Amended 7-20-2000 by Ord. No. 448]

- (1) A study impact area agreed to by the Township Engineer.
- (2) An inventory of site conditions which shall include:
 - (a) A sketch plan of the proposed development.
 - (b) Existing average daily traffic (ADT) on the roads within the study area, including traffic volumes at peak highway hours and at peak development-generated hours.

(c) Existing levels of service (A through F) as defined in the Highway Capacity Manual of the Institute of Transportation Engineers on the roads and intersections within the study area. The level of service for signalized intersections refers to the average stopped delay per vehicle during a fifteen-minute analysis period.

(d) A list of the existing and proposed developments of industrial uses in the site area.

B. Signs. Signs in an industrial district shall be regulated in accordance with Article **XIX** of the Township Zoning Ordinance as amended.

C. General design requirements for off-street parking and loading. Off-street parking and loading areas shall be screened from immediate view from perimeter roadways, and in no event shall parking or loading areas be closer than 50 feet to any existing curbline or closer than 25 feet to any ultimate right-of-way separating the industrial park from any residential district or residential use.

[Amended 7-20-2000 by Ord. No. 448]

D. Neighborhood impact. In order to determine the visual impact upon the neighborhood in which an industrial use is to be made, profile drawings shall be submitted showing the views of the structures from adjacent properties to assure that appropriate screening and buffering is in place to shield from direct view any nonresidential building, use or structure that exceeds two stories in height.

[Added 7-20-2000 by Ord. No. 448]

- (1) The profile views shall be taken from a point on each adjacent property at the minimum rear or side yard setback where the proposed building, use or structure will be most visible, at a height of 5 1/2 feet above grade.
- (2) The profile views shall be drawn with identical horizontal and vertical scale at a scale of not less than one inch equals 20 feet.
- (3) The views shall show proposed buildings, structures and uses, or portions thereof, which are visible from the proscribed vantage point. Proposed landscaping and berming which are to be installed as part of the development or use of the property shall also be depicted in the profile views.
- (4) Wherever the view or views indicate that a proposed building, use or structure, or portion thereof, greater than two stories in height will be clearly and directly visible, mitigation of this condition shall be required, including relocation or reduction of height of the proposed building, use or structure, or the addition of berming or landscaping to shield the adjacent property from direct view.

- (5) Whenever more than one building, use or structure shall be proposed for an industrial use, the proposed buildings, uses or structures shall have a single architectural theme throughout, as set forth in § **143-28A**.

§ 143-128. Procedural requirements.

Any application for a building permit for erection or alteration of or addition to any building or structure or portion thereof shall be accompanied by an industrial development plan as required by this section. Also, any industrial development plan shall be deemed a "land development" within the meaning of the Pennsylvania Municipalities Planning Code *Editor's Note: See 53 P.S. § 10101 et seq.* and shall be subject to the requirements of said state law and to the requirements of the Lower Providence Township Subdivision Regulations. *Editor's Note: See Ch. 123, Subdivision and Development of Land.*

- A. Industrial development plan content. Any industrial development plan shall include the following items without limitation:
 - (1) A plot plan of the site or lot at a scale not less than 1 inch equals 100 feet showing the location of all present and proposed buildings, drives, parking lots, waste disposal facilities and other constructional features on the lot; and all buildings, streets, alleys, highways, streams and other topographical features of the lot and within 200 feet of any lot line;
 - (2) Architectural plans for any proposed building and/or addition;
 - (3) A description of the industrial operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards;
 - (4) Engineering and architectural plans for the handling and disposal of sewage and industrial waste;
 - (5) Engineering and architectural plans for the handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire hazard or safety hazard;
 - (6) Designation of the fuel proposed to be used and any necessary architectural and engineering plans for controlling smoke;
 - (7) The proposed number of shifts to be worked and the maximum number of employees on each shift;
 - (8) Landscaping plan for all front yards, side yards and rear yards which shall show the location, species and size of trees and shrubs; and
 - (9) Any other data that the Township shall deem necessary to determine that the proposed development is consistent with all regulations governing industrial

§ 143-133. Use regulations for I District.

A. Uses by right. In an I District, land, buildings or premises shall be used by right for only one or more of the following:

- (1) The manufacture, compounding, processing, packaging or treating of such products as candy, drugs, pharmaceuticals and food products.
- (2) The manufacture, compounding, assembly or treatment of articles of merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork, rope, cord and twine, plastics and natural and synthetic rubber, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plaster, metals, precious or semiprecious stones, shell, tobacco, textiles, wood and yarns.
- (3) The manufacture of ceramic products, using only previously pulverized clay.
- (4) Printing, publishing, lithographing, binding and kindred arts.
- (5) Central heating plant.
- (6) Offices and office record storage.
- (7) Electric transforming substations, rail freight stations or other necessary public service and public transportation uses.
- (8) Manufacture of musical instruments, toys, novelties and metal stamping.
- (9) Storage buildings and warehouses.
- (10) Manufacture and assembly of:
 - (a) Electrical or electronic devices, home, commercial and industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
 - (b) Graphite and graphite products.
 - (c) Hair, felt and feathers (bulk processing).
 - (d) Ink and colors.
 - (e) Iron and steel products, including fabrication and assembly.
 - (f) Jute, hemp, sisal and oakum products.
 - (g) Machinery and machine tools; electrical equipment; motors (assembly and repair); railroad equipment.
 - (h) Metal and metal products treatment and processing, such as enameling, lacquering, galvanizing and electroplating; metal casting and foundry

products; metal alloys, reduction, refining and smelting of precious and rare metals only.

- (i) Paper products.
- (j) Rubber products, including tires and tubes.
- (k) Shoddy and waste.
- (l) Textile bleaching.
- (m) Wax products manufactured from paraffin.
- (n) Textile or textile products, including spinning and weaving.
- (11) Laboratories, experimental, manufacturing and research.
- (12) Tattoo parlors, body piercing establishments, tanning salons, personal body art and similar facilities and establishments.

[Added 3-20-2001 by Ord. No. 454]

B. Accessory uses. Only the following accessory uses shall be permitted:

- (1) Cafeteria facilities for employees.
- (2) Recreational facilities for employees and occupants.
- (3) Storage within a completely enclosed area in conjunction with a permitted use.
- (4) Other accessory uses on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the district.

C. Uses by special exception. Any of the following uses shall be permitted only when authorized as a special exception:

- (1) Solid waste disposal facilities, sanitary landfills and incinerators.
- (2) Manufacture, processing or storage of explosives, paint, petroleum or gas.
- (3) Abattoirs, breweries, meat packing, tanning, curing or storage of leather, rawhides or skins, manufacture or processing of fertilizer, wood pulp, disinfectants or soap.
- (4) Limekilns, flour mills, manufacture of cement.
- (5) Any other use of the same general character as the above permitted uses, provided that the burden shall be upon the applicant to show the Zoning Hearing Board that provision will be made to adequately reduce or minimize any noxious,

offensive, dangerous or hazardous feature or features thereof, as the case may be.

§ 143-134. Area and bulk regulations for I District.

Area and bulk regulations shall be as follows:

- A. Site location: the site shall have direct access to a major highway.
- B. Minimum site size: 20 acres.
- C. Minimum lot size: 1 acre.
- D. Minimum lot width: 150 feet.
- E. Maximum building and impervious lot coverage: 65% of the total lot area.

[Amended 9-21-2006 by Ord. No. 556]

F. Building setback:

- (1) From streets: 75 feet.
- (2) From side property line: 50 feet.
- (3) From rear property line if other than street: 50 feet, except along railroad trackage.

G. Setback from abutting residential districts:

- (1) Structures: 200 feet.
- (2) Parking lots and loading areas: 100 feet.

H. Minimum distance between buildings on the same lot: 25 feet.

I. Maximum building height: 45 feet.

[Amended 9-21-2006 by Ord. No. 556]

§ 143-135. Purpose of IP District and establishment of sectors.

[Amended 12-3-2009 by Ord. No. 586]The IP Industrial Park District is intended to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, contribute to the soundness of the economic base of the Township, provide opportunities for local employment close to residential areas, thus reducing travel to and from work, and otherwise further the purposes set forth in this chapter. The limitations on use, height and lot coverage

