

**Part 13****Industrial District (I)****§27-1301. Purpose and Specific Intent.**

The I District is intended to accommodate intensive agricultural uses, light industrial and wholesale and warehousing uses, contractor establishments and their respective accessory uses. These activities have certain characteristics in common, such as a requirement for good roads capable of accommodating truck traffic, a minimum of customer generated traffic, and an independence from surrounding uses. These uses may have additional impacts upon surrounding uses beyond the traffic generated and aesthetics.

(Ord. 74, 3/30/1995, §1200)

**§27-1302. Permitted Uses.**

1. A building may be erected, altered or used and the land itself may be used for any one of the following uses and no other:

A. Extensive and/or intensive agriculture, except intensive agriculture is not permitted in the Ground Water Protection District. [Ord. 152]

B. London Grove Township municipal use.

C. Contractor establishments.

D. Outdoor recreation use.

E. Storage.

F. Light manufacturing, except this use is not permitted in the Ground Water Protection District. [Ord. 152]

G. Automobile and truck sales.

H. Towers/antennas.

I. Preparation of mushroom growing substrate which utilizes advanced or state of the art technology and the storage of raw materials used in the preparation of said substrate, provided that the total surface area of the wharf devoted to the preparation of mushroom growing substrate shall be less than or equal to 1.25 acres and further subject to the provisions of Part 25 of this Chapter, except this use is not permitted in the Ground Water Protection District. [Ord. 152]

J. Limited winery, where the primary agricultural use is viticulture, and subject to the area and bulk and design standards stated in §27-303.1 (relating to extensive agriculture), and after obtaining all necessary health, fire safety and building permits and/or licenses (where applicable). A limited winery may engage in the following activities:

(1) Wine tasting.

(2) Winery tours.

(3) Wholesale and retail sales of wine and grape products.

(4) Picnic area(s) for winery related activities.

(5) Food preparation facility for catering on premises indoor or outdoor functions.

(6) Agricultural-related museums.

(7) Gift display for the retail sale of winery-related promotional items, gift items, and/or pre-packaged foods and/or art galleries with sales and framing, not to exceed a total of 500 square feet in interior footprint area.

(8) Outdoor amplified music until 9 p.m.

(9) Winery-related events or activities subject to the following limitations:

(a) Events or activities involving fewer than 60 persons on the property at a time may be conducted at any time.

(b) Events or activities involving more than 60 persons and not more than 125 persons on the property at a time may be conducted on no more than 3 days in a single week.

(c) Events or activities involving more than 125 persons and not more than 350 persons on the property at a time may be conducted on no more than 12 days in a calendar year and on no more than 4 days in a single calendar month.

(d) Events or activities which exceed any of the limits set forth in subclauses (a) through (c) above shall be allowed, provided that a zoning permit application is filed and approved in accordance with §27-2308.1. In lieu of the requirements in §27-2308.2 (applicable to residential districts) and §27-2308.3 (applicable to commercial, industrial, special use, and flood hazard districts) any zoning permit application required by this subsection shall include a written description of the event that includes, but is not limited to, the number of people, the hours of the event, activities, entertainment and lighting. The applicant must be able to demonstrate to the Zoning Officer compliance with the following:

1) Sanitary sewage facilities will be sufficient to accommodate the number of attendees and participants at the event.

2) Parking facilities will be sufficient to accommodate the number of attendees and participants at the event.

3) Adequate traffic control measures will be provided.

4) Adequate plan of trash collection, removal and recycling, including the removal of all trash and signs from public rights of way, property of others and the subject tract.

(10) Bed and breakfast establishment, as defined in §27-202.

[Ord. 135]

2. A building may be erected, altered or used and the land itself may be used for any of the following uses upon the grant of a conditional use approval (§27-2310) by the Board of Supervisors, although none of these uses are permitted under any circumstances within the Ground Water Protection District. [Ord. 152]

A. Heliports.

B. Truck parking areas and/or maintenance areas and facilities.

C. Multiple permitted uses on the same lot in accordance with the provisions

of §27-1303.7 hereof.

D. Industrial parks and research laboratories.

E. Junkyard subject to environmental constraints and routine inspections for environmental safety and §27-1824 of this Chapter.

F. Automobile body repair and short term (maximum 60 day) exterior storage of vehicles under contract for repair.

G. Heavy industry, including:

(1) Incinerators.

(2) Private and utility power generation facilities in excess of 500KW capacity.

H. Preparation of mushroom growing substrate. which utilizes advanced technology and the storage of raw materials used in the preparation of said substrate; provided, that the total surface area of the concrete wharf devoted to the preparation of mushroom growing substrate shall be greater than 1.25 acres and further subject to the provisions of Part 24 of this Chapter.

3. A building may be erected, altered or used and the land itself may be used for any of the following uses upon the grant of a special exception by the Zoning Hearing Board, although none of these uses are permitted under any circumstances within the Ground Water Protection District. [Ord. 152]

A. Wholesale sales.

B. Freight terminal, utility equipment and materials storage areas and freight transfer stations, excluding solid waste treatment, storage, distribution or transport facilities.

C. Fuel service station or storage facility (see §27-2208.A(15) for specific attached conditions).

4. A building may be erected, altered or used and the land itself may be used for any of the following uses as accessory uses:

A. Apartments or residences to be used and occupied only by guards or other persons who are required by both the nature of their work and the policy of the owner or operator of the facility to reside upon the premises, and their respective families.

B. Retail sales when accessory to wholesale or manufacturing uses on the same lot.

C. Other accessory uses to uses permitted in subsections .1, .2 or .3 above, including, but not, limited to, structures and/or services provided exclusively to the employees of the facility and their families such as cafeterias and day care centers.

D. Offices, provided that they shall be exclusively utilized in support of the principal use.

E. Agricultural employee housing.

(Ord. 74, 3/30/1995, §1201; as amended by Ord. 135, --/2007, §9; and by Ord. 152, 11/10/2008, §§23, 24, 25)

**§27-1303. Area and Bulk Regulations: General; All Uses.**

1. Minimum lot size for any use shall be computed as follows:

A. It is the intent of this Chapter that lot sizes shall conform to the reasonable needs of the use proposed. In the determination of minimum lot size, potential expansion and growth is an integral part of the reasonable needs. Furthermore, a use may change and, thus, change the parking area requirements. Therefore, to compute minimum lot size for any use, the building footprint, specific parking requirements, driveway and circulation requirements, accessory use areas, setbacks, sanitary sewage facilities, wells and storm sewer water detention basin requirements, plus 50 percent for reasonable growth, change and expansion combine to determine minimum lot size.

B. In no event shall the minimum lot size be less than 10 acres for storing sewage waste, or 2 acres for all other uses except preparation of mushroom growing substrate; for this activity see the applicable Part 24, "Advanced Technology," or Part 25, "State of the Art Technology."

2. Perimeter setbacks shall conform to the following standards:

A. *General.* Unless exempted under subparagraph .B below, there shall be a perimeter setback of 100 feet. Except for entrance and exit driveways, no building or other above-ground structure, other than lighting and other utility standards, curbs and approved signs, shall be installed within the perimeter setback. No parking facilities or areas shall be constructed within the perimeter setback.

B. *Exemptions.* The Zoning Hearing Board may, by special exception, reduce perimeter setbacks to an amount not less than 25 percent of the required perimeter setback along all or part of the mandated rear or side lot lines (but not along any street line) where the applicant affirmatively proves to the satisfaction of the Board all of the following factors:

(1) That the adjacent uses are compatible and not adversely affected by the proposed use.

(2) Adequate screening is provided to protect adjacent.

(3) All adequate parking, stormwater management and expansion requirements can still be met.

(4) All appropriate design and performance standards of this Chapter will be met.

(5) The owners of affected properties have been notified by certified mail, return receipt requested, of the application requested.

(6) The applicant will comply with all of the requirements and has proven all of the elements set forth in §27-2208 and §27-2310 of this Chapter.

3. Lot width at building line for standard street frontage building lots, the normal building setback shall apply (i.e., 75 feet from the street line). The lot width at the building line shall be not less than 150 feet and the lot width at the street line shall be not less than 100 feet. For Flag lots the minimum width of the access shall be 50 feet and the building setback shall be 50 feet and measured from the point where the access strip meets the bulk of the lot.

4. Lot coverage shall conform to the following standards:

A. Impervious area coverage maximum—65 percent. The Supervisors may

grant a conditional increase to 75 percent based on increased performance standards for stormwater control.

B. Landscaped area minimum—25 percent.

5. Maximum building height shall not exceed the following standards:

A. No building or structure shall exceed 40 feet in height except as provided in paragraphs .B and .C hereof.

B. The height limitation set forth in paragraph .A hereof shall not apply to communication or power transmission towers or antennas, water towers, fire observation platforms or silos for the storage of grains or other materials.

C. The Board of Supervisors may authorize, as a conditional use, buildings and/or structures not included in paragraph .B above to a height not exceeding 60 feet, provided the applicant demonstrates conformity to all applicable standards set forth in this Chapter and also establishes by presentation of suitable evidence acceptable to the Board (which shall include, but need not be limited to, a certificate of the chief of the fire company having first call jurisdiction over the subject premises, certifying such) that any portion of the building or structure higher than 35 feet is adequately protected by in-place firefighting equipment to be installed by and at the expense of the applicant.

6. The applicant shall demonstrate compliance with the applicable provisions of this Chapter relating to design standards including, but not limited to, access, parking, signs, sight triangles at points of entrance and exit, as well as exterior lighting and parking lot construction.

7. The separation between buildings shall be sufficient to permit subdivision without violation of perimeter setback regulations as provided in subsection .2 hereof.

8. The applicant shall, for all uses authorized under §§27-1302.2 and 27-1302.3 hereof, demonstrate compliance with each and every specific performance standard set forth in Part 18, "General Design and Performance Standards."

(Ord. 74, 3/30/1995, §1202)