

**CHAPTER 370
Industrial District Regulations**

- 220.01
- 370.01 Purpose.
- 370.02 Use regulations.
- 370.03 Schedule of permitted uses.
- 370.04 Lot requirements.
- 370.05 Building setback requirements.
- 370.06 Height regulations.
- 370.07 Parking setback requirements.
- 370.08 Accessory use regulations.
- 370.09 Landscaping and screening requirements.
- 370.10 Performance standards.
- 370.11 Development plan review.

SECTION 370.01 PURPOSE.

Industrial Districts (L-I and G-I) and their regulations are established in order to achieve, among others, the following purposes:

- A. To provide in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities and the distribution of goods;
- B. To protect residential neighborhoods adjacent to industrial uses by restricting the types of establishments, particularly at the common boundaries, which would create congestion, noise or other objectionable influences;
- C. To protect and stabilize both residential and nonresidential developments from congestion by requiring off-street parking facilities;
- D. To provide Limited Industrial (L-I) Districts for establishments that utilize processes in which dust, smoke, fumes, glare, odors or other objectionable influences can be controlled, and which normally generate only limited outdoor activities in association with a principal activity that is conducted primarily indoors.
- E. To provide General Industrial (G-I) Districts for establishments that utilize products and processes that involve some dust, smoke, fumes, glare, odors or other objectionable influences, but which do not create any dangers to the health and safety of the surrounding neighborhoods. These uses usually require outdoor storage of goods and supplies as well as access to major transportation routes.

- F. To promote the most desirable and beneficial use of the land in conformity with the Comprehensive Plan.

SECTION 370.02 USE REGULATIONS.

- A. A use listed in Schedule 370.03 shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other township resolutions and this Zoning Resolution have been met;
 - 1. Uses similar to principal permitted uses. Where a use is proposed that is not listed or provided for in this section, the Zoning Inspector may make a determination that the proposed use is substantially similar to a specific principal use listed in this section, in which case the similar use shall be permitted as a principal use in those districts where the specifically listed use is permitted. **(Added 5/14/19)**

- B. A use listed in Schedule 370.03 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Chapter 390 have been met according to the procedures set forth in Chapter 630;
 - 1. Uses similar to conditionally permitted uses. Where a use is proposed that is not listed or provided for in this section, the Zoning Inspector may make a determination that the proposed use is substantially similar to a specific conditional use listed in this section, in which case the similar use shall be permitted as a conditional use in those districts where the specifically listed conditional use is permitted. A similar conditional use shall conform to the general standards for all conditional uses in Section 390.02 and any other numerical or specific standards in chapter 390 for the specifically listed conditional use to which the proposed use is most similar, and shall be approved in accordance with the administrative procedures in chapter 630. **(Added 5/14/19)**

- C. A use listed below shall be permitted as an accessory use in any industrial district. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.
 - 1. Off-street parking and loading areas as regulated by Sections 370.07 and Chapter 410.
 - 2. Signs as regulated by Chapter 420.
 - 3. Vending area, snack bar or cafeteria primarily for employees.
 - 4. Other uses of land or buildings which are clearly incident and subordinate to the principal use.

- D. Standards for consideration of similar uses. The following standards shall be considered by the zoning inspector when making the determination that the proposed use is substantially similar to a specific use listed in this section, in which case the similar use shall be permitted as the main use in those districts where the specifically listed use is permitted.
1. The compatibility of the proposed use with the general classification of uses specified in this zoning resolution;
 2. The nature, predominant characteristics, and intensity of the proposed use in relation to the similar principle or conditional use in that district;
 3. The size, dimensional requirements, parking requirements, traffic generation potential, and other regulatory considerations normally associated with uses specified in this Zoning Resolution. *(Added 5/14/19)*

Any use not be noted as either a permitted principal or conditional use in a particular zoning district, shall be prohibited in that zoning district and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660. *(Amended 5/14/19)*

**SECTION 370.03 SCHEDULE OF PERMITTED USES. (Revised 3/29/07)(Revised 3/11/10)
(Revised 9/8/15)(Revised 2/14/17)(Revised 10/10/17)(Revised 2/23/21)**

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Offices		
1. Professional, administrative, executive	P	P
2. Medical facilities	P	P
3. Research and testing laboratories	P	P
B. Retail/Service		
1. Child Day Care Center	C	
2. Limited retail associated with a principal use	P	P
3. Adult entertainment uses		C
C. General Commercial		
1. Auto truck machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	C
D. Storage/Distribution		
1. Contractor's yard and storage area	P	P
2. Mini/ self storage	C	P
3. Outdoor storage		
(a) Fleet vehicles	C	P
(b) Materials, equipment, supplies	C	P
4. Printing and Publishing	P	P
5. Scrap yards, junk yards, towing	C	C
6. Storage and sale of fireworks	C	C
7. Truck terminal	C	P
8. Warehousing	P	P
9. Wholesale establishment	P	P
10. Wholesale storage of gas and petroleum	C	P

<p><u>Notes to Schedule 370.03:</u> P = Principal use permitted by right C = Conditional use</p>		
E. Manufacturing and processing		
1. Dry cleaning plant	P	P
2. Extracting operations		C
3. General assembly	P	P
4. Machine Shops	P	P
5. Light manufacturing, assembly of previous manufactured supplies	P	P
6. Manufacturing of products from raw materials	C	P
F. Gas wells	P	P
G. Telecommunication Towers	See Chapter 460	
H. Wind/Solar Energy Systems	See Chapter 480	
I. Existing residential uses in compliance with R-2 district regulations for dwelling units set forth in Chapter 310. No new construction other than to an existing dwelling.	C	C
<p><u>Notes to Schedule 370.03:</u> P = Principal use permitted by right C = Conditional use</p>		

SECTION 370.04 LOT REQUIREMENTS. (Amended 8/13/2015)

The minimum lot requirements for uses in Nonresidential Districts are specified in Schedule 370.04 below.

Schedule 370.04

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Minimum Lot Area	1 ac	2 ac. ^(a)
B. Minimum Lot Width	100 ft	200 ft. ^(b)
C. Min. Street Frontage	100 ft.	200 ft.
D. Maximum Lot Coverage by building and parking areas	None	70%
Notes to Schedule 370.04:		
^(a) On an existing public street. For lots on proposed internal streets the minimum lot area shall be one acre.		
^(a) On an existing public street. For lots on proposed internal streets, the lot shall be 100 feet.		

SECTION 370.05 BUILDING SETBACK REQUIREMENTS.

Every building shall be located on a lot so as to maintain the setbacks set forth in Schedule 370.05 below:

Schedule 370.05

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Setback from street right-of-way	80 ft.	80 ft.
B. Setback from side and rear lot lines		
1. Adjacent to parcels in same district	25 ft.	50 ft.
2. Adj. to residential district	100 ft.	100 ft.

SECTION 370.06 HEIGHT REGULATIONS.

All buildings and structures shall comply with the following height regulations.

- A. *(Amended 2/12/2019)* The height of all buildings shall not exceed 50 feet.

- B. Exceptions to the height regulations are set forth in Section 230.06.

**SECTION 370.07 PARKING SETBACK REQUIREMENTS. (Amended 8/13/2015)
(Amended 2/13/2018)**

Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified in Schedule 370.07 unless otherwise noted. The area within this setback shall be landscaped in accordance with Chapter 430.

Schedule 370.07

	L-I Light Industrial/ Business Park District	G-I General Industrial District
A. Setback from street right-of-way	20 ft.	20 ft.
B. Setback from side and rear lot lines		
1. Adjacent to non-residential district	10 ft.	10 ft.
2. Adjacent to residential district	40 ft.	40 ft.

SECTION 370.08 ACCESSORY USE REGULATIONS. (Amended 6/22/21)

Accessory uses permitted in any Industrial District shall conform to the regulations of this Section.

- A. Accessory Buildings. Accessory buildings shall conform to all lot and setback requirements for principal buildings for the district in which the lot is located and shall be subject to development plan review.
- B. Outdoor Storage. Outdoor storage as a permitted accessory use in the rear or side yard shall comply with the setback requirements for the principal buildings set forth in Schedule 370.05.
 - 1. The area within this setback shall be landscaped in accordance with Chapter 430.
 - 2. The bulk storage of sand, gravel, salt and other similar materials shall not be permitted unless the material is effectively prevented from spreading.
 - 3. The outdoor storage area may have a stone surface or another suitable parking lot material. All other outdoor storage areas shall be paved in accordance with Section 410.12

- C. Fences and Walls. Fences and walls may be erected in any Industrial District in compliance with the following:
 - 1. All fences and walls shall be of uniform design and shall be well maintained.
 - 2. Fences and wall used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.

SECTION 370.09 LANDSCAPING AND SCREENING REQUIREMENTS.

Visual screening and landscape buffers shall be provided for all lots in nonresidential districts in accordance with the provisions set forth in Chapter 430.

SECTION 370.10 PERFORMANCE STANDARDS. *(Amended 5/22/2003)*

All uses shall comply with the following performance standards.

- A. Fire Hazards. Flammable or explosive materials shall only be permitted in structures having incombustible exterior walls.
- B. Radioactive or Electrical Disturbances. Radioactive emissions or electrical discharges shall be confined to the use and lot from which they originate and shall not occur across any lot line.
- C. Noise. No use shall emit noise which, when measured at the nearest residential district boundary, exceeds the average noise volume generated by vehicular traffic on the nearest residential street. In addition, no use shall emit intermittent or shrill noises that are perceptible at the nearest residential district.
- D. Vibration. Vibrations that are perceptible without the aid of instruments shall not be permitted beyond the lot occupied by the use generating such vibration.
- E. Heat and Glare. No use shall generate heat or glare which is perceptible without the aid of instruments at any point beyond the lot occupied by the use.
- F. Smoke. No use shall emit smoke for longer than eight (8) minutes in any hour which is of a shade darker than Number 3 on the Standard Ringelmann Chart as issued by the U.S. Bureau of Mines.
- G. Odors. No use shall emit malodorous gas or matter that is discernible on any adjoining lot or property.

- H. Air Pollution. No use shall emit fly ash, dust, vapors or other substances that are harmful to health, animals, vegetation or other property or which can cause excessive soiling.
- I. Waste Matter. Solid waste, including empty packing crates and other excess materials, shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis. Liquid wastes shall only be disposed of in appropriate containers and removed from the site on a regular basis.
- J. Lighting. – See Chapter 440 – Lighting Requirements

SECTION 370.11 DEVELOPMENT PLAN REVIEW.

Uses, buildings and structures in industrial districts shall be permitted only after development plans have been reviewed and approved according to the procedures set forth in Chapter 620.