

## ARTICLE 14.00

### I-2, GENERAL INDUSTRIAL DISTRICT

#### Section 14.01 Statement of Intent

The intent of the I-2, General Industrial District is to provide areas of the Township to accommodate the manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, which have the potential for emitting obnoxious odors, generating heavy truck traffic, producing noises, display bright light, and other external physical effects which may impact the surrounding areas. It is further the intent of this District to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials.

#### Section 14.02 Permitted Uses And Structures

In all General Industrial Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used, in whole or in part, except for one or more of the following permitted uses or structures:

- A. All permitted uses in the I-1, Light Industrial District as described in Section 13.02.
- B. Essential service buildings and necessary structures, storage yards and other related uses. (Subject to Section 17.02.P) The assembly or manufacture of automobiles, automobile bodies, automotive parts and accessories, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware; cement, lime gypsum or plaster of paris; general assembly operations similar to the above.
- C. Truck tractor and trailer sales, rental and repair.
- D. Marinas and boat liveries and ancillary uses. (Subject to Section 17.02 HH)
- E. Metal plating, buffing and polishing.
- F. Truck terminals.
- G. Major auto engine and body repair, and undercoating shops.
- H. Food processing plants.
- I. Extractive uses such as sand and gravel mining, and other similar excavation processes (subject to Section 5.11)
- J. Asphalt, transit mix or concrete plant. (Subject to Section 17.02.D)
- K. Machine Shops: metal and plastic molding and extrusion shops; millwork lumber and planning mills; painting and sheet metal shops; and welding shops.
- L. Heating and electric power generating plants.
- M. Grain elevators.

- N. Open Storage: All storage of building, contracting, or plumbing materials, sand, gravel, stone, lumber, equipment, and other supplies, shall be located within an area not closer than one hundred and fifty (150) feet from any street right-of-way line. The storage of lumber, coal, or other combustible material shall not be less than twenty (20) feet from any interior lot line and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time. All open storage shall be screened from streets, on all sides which abut any Residential or Commercial District by a solid six (6) foot permanent wall or fence, meeting the requirements set forth in Section 19.02 E, and all stored materials not be piled to a height of more than ten (10) feet.

### **Section 14.03 Uses Permitted By Special Approval**

- A. Special uses in the I-1, Light Industrial district that are not listed as permitted uses in this District.
- B. Any of the following production or manufacturing uses (not including storage of finished products) provided that they are located on a lot or parcel the boundary of which is not less than eight hundred (800) feet distant from the nearest lot line of any lot or parcel zoned for residential use. The buildings, structures and storage areas of such uses shall be located not less than three hundred (300) feet from the nearest lot line of any other lot or parcel.
1. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.
  2. Blast furnace, steel furnace, blooming or rolling mill.
  3. Manufacture of corrosive acid or alkali, cement, lime or gypsum.
  4. Petroleum or other flammable liquids, production, refining or storage. (Subject to Section 17.02 AA)
  5. Manufacturing and assembly; heavy stamping including processing of raw materials into finished products.
  6. Bottling and packaging plants.
- C. Composting and recycling centers. (Subject to Section 17.02.L)
- D. Child day care facilities when on the perimeter of the district or affiliated with firms within the district (Subject to Section 17.02 B).
- E. Urgent care facilities.
- F. Central dry cleaning plants and laundries, provided that such plants shall not deal directly with consumers at retail.
- G. Agricultural seed processing, storage and sales.
- H. Breweries and distilleries.
- I. Proving grounds, when directly related to an adjoining business.
- J. Landfill (Subject to Section 5.12).

- K. Oil and gas processing plant. (Subject to Section 17.02.AA)
- L. Foundaries.
- M. Smelting of copper, iron or zinc ore.
- N. Stock yards, slaughter houses.
- O. Tire vulcanizing and recapping plants.
- P. Radio, television and other communication towers. (Subject to Article 24.00)
- Q. Accessory incinerators.
- R. Accessory propane sales.
- S. Junk yards. (Subject to Section 17.02.V)
- T. Coal, coke or fuel yards. (Subject to Section 17.02.K)
- U. Adult regulated uses. (Subject to Section 17.02.A)
- V. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- W. Domestic Centers
- X. Conversion or composing of sewage or sludge into a usable or saleable product.
- Y. Small aircraft landing fields
- Z. Marine terminals
- AA. Multiple-Family residential
- BB. Stone docks

#### **Section 14.04 Permitted Accessory Uses**

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses (Subject to Section 5.03).

#### **Section 14.05 Development Standards and Requirements**

##### **A. Site Plan Review**

Site plan review and approval is required for all uses in accordance with Article 18.00.

##### **B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the I-2, General Industrial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. **Paved Access**

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

D. **Outdoor Storage**

All outdoor storage areas shall be screened from public view from off-site with screening in accordance with Article 19.00,

E. **Other Provisions**

All applicable provisions of this Zoning Ordinance shall be complied with.