

## ARTICLE XIII

### I - INDUSTRIAL DISTRICTS

1300. Purpose

The purpose of the Industrial Districts are to provide appropriate locations and opportunities for the development of commercial and industrial uses with sufficient flexibility to accommodate site needs and diversification.

1301. I-1 INDUSTRIAL – LIGHT DISTRICT

1301.(1) Permitted Uses, Subject to Article XVI

In an Industrial – Light District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in This Ordinance.

- (a) Retail Businesses.
- (b) Professional Offices.
- (c) Business and Personal Services.
- (d) Repair Services
- (e) Indoor and Outdoor Recreational Facilities.
- (f) Medical or Dental Clinical Facilities.
- (g) Essential Services
- (h) Greenways and Trails.
- (i) Municipal Buildings and Services.
- (j) Mini-Storage/Self-Storage Warehouse.
- (k) Automobile Sales/Repair/Service/Washing/Tire Sales
- (l) Hotels and Motels
- (m) Restaurants.
- (n) Taverns and Nightclubs
- (o) Mortuaries.
- (p) Animal Hospital.
- (q) Convenience Stores with gasoline sales.
- (r) Storage Facilities.
- (s) Accessory uses and buildings customarily incidental to the permitted uses above, including dwellings only for bona fide caretakers or watchmen.
- (t) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create

a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.

(u) Small Wireless Facilities.

(v) Hospitals.

(w) Principal Solar Energy Systems

1301.(2) Conditional Uses, Article XVI and Article XX

(a) Regional Commercial/Industrial Centers – defined as a group of any permitted uses in Section 1301(1) above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units located in single or multiple buildings, pursuant to the provisions of Section 1613 as defined herein.

(b) Manufacturing, assembling, converting, finishing, and processing activities of a light industrial nature including:

(i) Agricultural, food and kindred products

(ii) Furniture and fixtures

(iii) Printing, publishing and allied industries

(iv) Pharmaceutical, medicinal, drug and biological products

(v) Textile mill and apparel products

(vi) Professional, scientific and controlling instruments; photographic and optical goods

(vii) Canvas products made of purchased canvas

(viii) Fabricated metal products and metal working

(ix) Woodworking, cabinets and handicraft products

(x) Electronics and small parts assembly

(xi) Mills and Lumberyards

(xii) Machinery and Equipment

(xiii) Plastics Molding

(xiv) Tool and Die

(c) Wireless Telecommunications Facilities.

(d) Innovative Design Development

(e) Kennels

(f) Family and Commercial Daycare

(g) Wind Energy Facilities

1301.(3) Lot and Area Requirements

(a) Minimum Lot Area and Related Requirements

(i) Lot Size.....25,000 square feet

- (ii) Lot Width.....100 feet
- (iii) Front Yard.....50 feet
- (iv) Side Yard
  - (1) Abutting any Non-Residential Use or District ...15 feet
  - (2) Abutting a Residential Use or District.....60 feet  
(See also Section 1602)
- (v) Rear Yard
  - (1) Abutting any Non-Residential Use or District ...20 feet
  - (2) Abutting a Residential Use or District.....100 feet

1301.(4) General Requirements for all uses

- (a) Maximum Building Coverage.....40%
- (b) Impervious Area (maximum including buildings).....60 %
- (c) Building Height (maximum permitted)..... 40 feet
  - \*Maximum building height may be increased to 65 feet as long as for every additional 1 foot of height increase that the setback from the property lines is increased by 2 feet for all setback lines.
- (d) Off-Street Parking as required by Article XVIII
- (e) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. This four hundred (400) foot interval may be modified by action of the Board of Supervisors.

1301.(5) Additional Use Standards

- (a) All access roads or driveways shall be located not less than fifty(50) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (b) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition.
- (c) When lot lines lie within 200 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of light toward such lot or District boundary line.
- (d) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (e) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1301.(6) Prohibited Uses

The following uses are expressly prohibited in the (I – 1) Industrial Light District:

- (a) Residences, except as set forth in 1301(1)(s) above
- (b) All uses that do not meet the requirements of Section 1615 entitled Performance Standards.
- (c) Uses that cause dust, smoke, fumes, gas or offensive odors to be disseminated beyond the boundaries of the lot.
- (d) Uses that cause vibration beyond the boundaries of the lot.
- (e) Uses that cause noise exceeding that of street traffic at the front lot line.

1302. I - 2 INDUSTRIAL – MANUFACTURING DISTRICT

1302.(1) Permitted Uses, Subject to Article XVI

In an Industrial – Manufacturing District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in This Ordinance.

- (a) Retail Businesses.
- (b) Professional Offices.
- (c) Business and Personal Services.
- (d) Repair Services.
- (e) Medical or Dental Clinical Facilities.
- (f) Manufacturing, assembling, converting, finishing and processing activities of a light industrial nature including:
  - (i) Agricultural, food and kindred products
  - (ii) Furniture and fixtures
  - (iii) Printing, publishing and allied industries
  - (iv) Pharmaceutical, medicinal, drug and biological products
  - (v) Textile mill and apparel products
  - (vi) Professional, scientific and controlling instruments; photographic and optical goods.
  - (vii) Canvas products made of purchased canvas
  - (viii) Fabricated metal products and metal working
  - (ix) Woodworking, cabinets and handicraft products
  - (x) Electronics and small parts assembly
  - (xi) Mills and Lumberyards
  - (xii) Machinery and Equipment

(xiii) Plastics Molding

(xiv) Tool and Die

(g) Indoor and Outdoor Recreational Facilities.

(h) Essential Services

(i) Greenways and Trails.

(j) Municipal Buildings and Services.

(k) Mini-Storage/Self-Storage Warehouse

(l) Automobile Sales/Repair/Service/Washing/Tire Sales

(m) Restaurants.

(n) Taverns and Nightclubs.

(o) Mortuaries.

(p) Animal Hospital.

(q) Beverage bottling, packaging products in the form of a powder or other dry state.

(r) Storage Facilities.

(s) Hotels and Motels.

(t) Convenience Stores with gasoline sales.

(u) Accessory uses and buildings customarily incidental to the permitted uses above, including dwellings only for bona fide caretakers or watchmen.

(v) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.

(w) Small Wireless Facilities.

(x) Hospitals.

(y) Principal Solar Energy Systems

1302.(2) Conditional Uses, Subject to Article XVI and Article XX:

(a) Regional Commercial/Industrial Centers – defined as a group of any permitted uses in Section 1302.(1) above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units located in single or multiple buildings, pursuant to the provisions of Section 1613 as defined herein.

(b) Heavy Industrial Uses including the following:

(i) Manufacturing uses involving primary production of the following products from raw materials:

(1) Asphalt, Cement, Charcoal and Fuel Briquettes;

(2) Chemicals, Aniline Dyes, Ammonia, Carbide, Caustic Soda, Cellulose, Chlorine, Carbon Black and Bone Black, Creosote,

Hydrogen and Oxygen, Industrial Alcohol, Nitrates (manufactured and natural of an explosive nature) Potash, Plastic Materials and Synthetic Resins, Pyroxylin, Rayon, and Hydro chloric, Nitric, Phosphoric, Picric and Sulfuric Acids;

- (3) Coal, Coke, and Tar Products, including gas manufacturing;
- (4) Explosives, Fertilizers, Gelatin, Glue and animal size;
- (5) Linoleum and Oil Cloth;
- (6) Matches, Paint, Varnishes and Turpentine;
- (7) Rubber (natural or synthetic), Soaps (including fat rendering); and,
- (8) Starch
- (9) Glass Manufacturing
- (ii) The following processes:
  - (1) Magnesium foundry;
  - (2) Reduction, refinishing;
  - (3) Smelting and alloying of metal or metal ores;
  - (4) Refining secondary aluminum;
  - (5) Refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones.
- (iii) Automobile Wrecking
- (iv) Junkyards

In addition to any other requirements, junkyards shall be in accordance with any ordinance pertaining to the licensing of junkyards. For purposes of this article, a junkyard shall not include a recycling process center or transfer station as provided in South Middleton Township Ordinance No. 93-01.

- (c) Adult Bookstores and Adult Theatres (Section 1628).
- (d) Wireless Telecommunications Facilities
- (e) Innovative Design Development.
- (f) Other commercial or industrial uses not provided elsewhere in this Ordinance but which are otherwise required to be provided pursuant to the Constitutions of the Commonwealth of Pennsylvania or the United States of America.
- (g) Wind Energy Facilities
- (h) Kennels
- (i) Family and Commercial Daycare.

1302.(3) Lot and Area Requirements

- (a) Minimum Lot Area and Related Requirements
  - (i) Lot Size.....25,000 square feet

- (ii) Lot Width.....100 feet
- (iii) Front Yard.....50 feet
- (iv) Side Yard
  - (1) Abutting any Non-Residential Use or District....15 feet
  - (2) Abutting a Residential Use or District..... 200 feet  
(See also Section 1602)
- (v) Rear Yard
  - (1) Abutting any Non-Residential Use or District ...20 feet
  - (2) Abutting a Residential Use or District.....200 feet

1302.(4) General Requirements for all uses

- (a) Maximum Building Coverage..... 40%
- (b) Impervious Area (maximum including buildings).....60%
- (c) Building Height (maximum permitted).....\* 40 feet

\*Maximum building height may be increased to 65 feet as long as for every additional 1 foot of height increase that the setback from the property lines is increased by 2 feet for all setback lines.

- (d) Off-Street Parking as required by Article XVIII.
- (e) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. This four hundred foot interval may be modified by action of the Board of Supervisors.

1302.(5) Additional Use Standards

- (a) All access roads or driveways shall be located not less than fifty(50) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (b) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition.
- (c) When lot lines lay within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (d) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (e) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1302.(6) Prohibited Uses

The following uses are expressly prohibited in the (I - 2) Industrial Manufacturing District:

- (a) Residences, except as set forth in Section 1302(1)(u) above.
- (b) All uses that do not meet the requirements of Section 1615 entitled Performance Standards.
- (c) Uses that cause dust, smoke, fumes, gas or offensive odors to be disseminated beyond the boundaries of the lot.
- (d) Uses that cause vibration beyond the boundaries of the lot.
- (e) Uses that cause noise exceeding that of street traffic at the front lot line.

1303. I - 3 INDUSTRIAL – TRANSPORTATION DISTRICT

1303.(1) Permitted Uses, Subject to Article XVI

In an Industrial–Transportation District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

- (a) Retail Businesses.
- (b) Professional Offices.
- (c) Business and Personal Services.
- (d) Repair Services.
- (e) Medical or Dental Clinical Facilities
- (f) Manufacturing, assembling, converting, finishing and processing activities of a light industrial nature including:
  - (i) Agricultural, food and kindred products
  - (ii) Furniture and fixtures
  - (iii) Printing, publishing and allied industries
  - (iv) Pharmaceutical, medicinal, drug and biological products
  - (v) Textile mill and apparel products
  - (vi) Professional, scientific and controlling instruments; photographic and optical goods
  - (vii) Canvas products made of purchased canvas
  - (viii) Fabricated metal products and metal working
  - (ix) Woodworking, cabinets and handicraft products
  - (x) Electronics and small parts assembly
  - (xi) Mills and Lumberyards

(xii) Machinery and Equipment

(xiii) Plastics Molding

(xiv) Tool and Die

(g) Indoor and Outdoor Recreational Facilities.

(h) Essential Services

(i) Greenways and Trails.

(j) Municipal Buildings and Services.

(k) Mini-Storage/Self-Storage Warehouse

(l) Automobile Sales/Repair/Service/Washing/Tire Sales

(m) Hotels and Motels

(n) Convenience Stores with gasoline sales.

(o) Mortuaries.

(p) Animal Hospital.

(q) Beverage bottling, packaging products in the form of a powder or other dry state.

(r) Storage Facilities.

(s) Restaurants.

(t) Taverns and Nightclubs

(u) Accessory uses and building customarily incidental to the permitted uses above, including dwellings only for bona fide caretakers or watchmen.

(v) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.

(w) Small Wireless Facilities.

(x) Hospitals.

(y) Principal Solar Energy Systems

1303.(2)

Conditional Uses, Subject to Article XVI and Article XX:

(a) Regional Commercial/Industrial Centers – defined as a group of any permitted uses in Section 1303(1) above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units located in single or multiple buildings, pursuant to the provisions of Section 1613 as defined herein.

(b) Heavy Industrial Uses including the following:

(i) Manufacturing uses involving primary production of the following products from raw materials:

(1) Asphalt, Cement, Charcoal and Fuel Briquettes.

- (2) Chemicals, Aniline Dyes, Ammonia, Carbide, Caustic Soda, Cellulose, Chlorine, Carbon Black and Bone Black, Creosote, Hydrogen and Oxygen, Industrial Alcohol, Nitrates (manufactured and natural of an explosive nature) Potash, Plastic Materials and Synthetic Resins, Pyroxylin, Rayon, and Hydrochloric, Nitrate, Phosphoric, Picric and Sulfuric Acids.
- (3) Coal, Coke, and Tar Products, including gas manufacturing.
- (4) Explosives, Fertilizers, Gelatin, Glue and animal size.
- (5) Linoleum and Oil Cloth.
- (6) Matches, Paint, Varnishes and Turpentine.
- (7) Rubber (natural or synthetic), Soaps (including fat rendering).
- (8) Starch
- (9) Glass Manufacturing
- (ii) The following processes:
  - (1) Magnesium foundry.
  - (2) Reduction, refinishing.
  - (3) Smelting and alloying of metal or metal ores.
  - (4) Refining secondary aluminum.
  - (5) Refining petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones.
- (iii) Automobile Wrecking
- (iv) Junkyards
 

In addition to any other requirements, junkyards shall be in accordance with any ordinance pertaining to the licensing of junkyards. For purposes of this article, a junkyard shall not include a recycling process center or transfer station as provided in South Middleton Township Ordinance No. 93-01.
- (c) Adult Bookstores and Adult Theatres (Section 1628).
- (d) Truck Repair and Service Facilities, Truck Sales/and Leasing/Rental and Truck & Semi-Trailer Storage.
- (e) Truck Terminals/Warehousing/Distribution.
- (f) Wireless Telecommunication Facilities.
- (g) Travel Plazas.
- (h) Innovative Design Development
- (i) Other commercial or industrial uses not provided elsewhere in this Ordinance but which are otherwise required to be provided pursuant to the Constitutions of the Commonwealth of Pennsylvania or the United States of America.
- (j) Wind Energy Facilities.

- (k) Kennels
- (l) Family and Commercial Daycare

1303.(3) Lot and Area Requirements

(a) Minimum Lot Area and Related Requirements

- (i) Lot Size..... 25,000 square feet
- (ii) Lot Width..... 100 feet
- (iii) Front Yard..... 50 feet
- (iv) Side Yard
  - (1) Abutting any Non-Residential Use or District ...15 feet
  - (2) Abutting a Residential Use or District..... 200 feet  
(See also Section 1602)
- (v) Rear Yard
  - (1) Abutting any Non-Residential Use or District ...20 feet
  - (2) Abutting a Residential Use or District.....200 feet

1303.(4) General Requirements for all uses

- (a) Maximum Building Coverage..... 40%
- (b) Impervious Area (maximum including buildings).....60%
- (c) Building Height (maximum permitted.....\*40 feet

\*Maximum building height may be increased to 65 feet as long as for every additional one foot of height increase that the setback from the property lines is increased by two feet for all setback lines.

- (d) Off-Street Parking as required by Article XVIII.
- (e) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. This four hundred foot interval may be modified by action of the Board of Supervisors.

1303.(5) Additional Use Standards

- (a) All access roads or driveways shall be located not less than fifty (50) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (b) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition.

- (c) When lot lines lay within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (d) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (e) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1303.(6) Prohibited Uses

The following uses are expressly prohibited in the (I-3) Industrial Transportation District:

- (a) Residences, except as set forth in Section 1303(1)(u) above.
- (b) All uses that do not meet the requirements of Section 1615 entitled Performance Standards.
- (c) Uses that cause dust, smoke, fumes, gas or offensive odors to be disseminated beyond the boundaries of the lot.
- (d) Uses that cause vibration beyond the boundaries of the lot.
- (e) Uses that cause noise exceeding that of street traffic at the front lot line.