

ARTICLE XII

IG - INDUSTRIAL GENERAL DISTRICTS

SECTION 12.01 - INTENDED PURPOSE. The IG Industrial General District is designed to permit and encourage general industrial development that will be so located and designed so as to constitute harmonious and appropriate development; to identify and consolidate locations of industrially-related land uses which, because of their shipping, storage and other requirements, exert special demands on the Township; to provide for general industrial and manufacturing uses that are not offensive in terms of excessive dust, smoke, fumes, glare, noise or other nuisances beyond the normal processing, fabricating or assembling of products; and to contribute to the soundness of the economic base of the Township. These regulations are designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and function of the district.

All uses in the IG District shall comply with the following regulations:

SECTION 12.02 - USE STANDARDS. Uses permitted in the (IG) Industrial General District shall be subject to the following conditions:

- A. All access roads or driveways shall be located not less than one hundred (100) 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. No parking area shall be located within 35 feet of the front lot line or within 20 feet of a side or rear lot line.
- C. Illumination. When lot lines lie 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 on such lot or District boundary line.
- D. All permitted uses and all storage accessory thereto except parking and loading areas and public utility structures, shall be conducted within completely enclosed buildings.
- E. Along each property line which is adjacent to Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide upon which shall be planted a hedge, evergreen shrubbery or suitable vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects.

- F. Landscaping. The entire lot shall be suitably landscaped (except for those areas which are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
- G. Additional conditions and safeguards as the Supervisors may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.

SECTION 12.03 - PERMITTED USES. In the (IG) Industrial General 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 Middlesex Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

- A. Manufacturing, fabricating, processing, packaging, compounding or assembling of products which do not cause any of the following conditions:

- 1. Constitute an unusual fire or explosion hazard.
- 2. Create a nuisance by reason of smoke, odor, dust, noise or light glare.

Such products may include, but need not be limited to the following:

- 1. Agricultural, food and kindred products, but not including rendering, slaughtering or tanning plants.
- 2. Furniture and fixtures.
- 3. Printing, publishing and allied industries.
- 4. Pharmaceutical, medicinal, drug and biological products.
- 5. Textile mill and apparel products.
- 6. Professional, scientific and controlling instruments; photographic and optical goods.
- 7. Canvas products made of purchased canvas.
- 8. Fabricated metal products and metal working.
- 9. Woodworking, cabinets and handicraft products.
- 10. Electronics and small parts assembly.

- B. Trucking terminals, storage facilities and garages.
- C. Warehousing and wholesaling establishments and storage yards, but not including junk yards.
- D. Laundries, laundry services and cleaning plants.
- E. Public utility buildings, structures and yards, treatment plants and pump stations, heating and electric power generation plants.
- F. Research, design and development laboratories.

SECTION 12.04 - ACCESSORY USES

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- B. Signs, as provided in Article XIV of this Ordinance.

SECTION 12.05 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in this Ordinance.

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Junk yards used for storage, wrecking and converting used or discarded materials, provided that such use is completely enclosed within a wall or fence of not less than eight (8) feet in height.
- C. Dwellings accessory and incidental to the principal use only for occupancy of bona fide caretakers or watchmen and their families.
- D. Adult Book Stores and Adult Theatres (See Section 14.50).

SECTION 12.06 - PROHIBITED USES. The following uses are expressly prohibited in the (IG) Industrial General District:

- A. Residences, except as set forth in Section 12.05.C. above.
- B. All uses that do not meet the requirements of the Performance Standards in Section 14.18.

- C. Uses of a heavy industrial nature which constitute a fire or explosion hazard.

SECTION 12.07 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT REQNTS.
	MIN. LOT	MIN. LOT	MAX. LOT	ONE	TOTAL			
	AREA (SQ.FT.)	WIDTH	COVERAGE %	FRONT	SIDE*	SIDES	REAR	MAX. (FT.)
<u>ON-LOT WATER & SEWER</u>								
Trucking Terminals	5 acres**	400'	50	50'	35'	70'	50'	45
All Other Uses	3 acres**	200'	50	35'	20'*	40'	35'	45
Uses by Special Exception	SEE ARTICLE XIV							
<u>PUBLIC WATER OR SEWER</u>								
Trucking Terminals	5 acres**	400'	50	50'	35'	70'	50'	45
All Other Uses	1 acre**	120'	50	35'	20'*	40'	35'	45
Uses by Special Exception	SEE ARTICLE XIV							
<u>PUBLIC WATER & SEWER</u>								
Trucking Terminals	5 acres**	400'	50	50'	35'	70'	50'	45
All Other Uses	1 acre	100'	50	35'	20'*	40'	35'	45
Uses by Special Exception	SEE ARTICLE XIV							

* Side yard requirement when abutting residential district is 100 feet

** Lot size subject to PaDER approval for on-lot sewage disposal systems

- B. Impervious Area. The maximum impervious area permitted on any lot is sixty percent (60%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirement.

SECTION 12.08 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance.

SECTION 12.09 - MINIMUM OFF-STREET LOADING AND UNLOADING REQUIREMENTS. Off-street loading and unloading facilities shall be provided for in accordance with Section 14.11 of this Ordinance.