

**§ 95-59. Light Industry I-3 Zone regulations.**

A. Uses. In the Light Industry I-3 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

- (a) Automated and nonautomated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure. **[Amended 11-4-2015 by Ord. No. 11-2015; 12-6-2021 by Ord. No. 14-2021]**
- (b) The finishing or assembling of articles made from previously prepared or refined materials.
- (c) The preparation and fabrication of metals and metal products or chemicals and chemical products.
- (d) Research activities, including laboratories and structures and facilities used in connection therewith and the testing, sale or lease of articles designed and produced in such laboratories.
- (e) Any municipally owned and operated uses, such as a municipal garage, municipal utility facility, municipal dog pound, etc.
- (f) <sup>1</sup>Electronic data centers. **[Added 12-15-2014 by Ord. No. 15-2014]**
- (g) The manufacture and/or assembly of plastic products as listed under the North American Industry Classification System - 326 Plastics and Rubber Products Manufacturing. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (h) Craftsman's or contractor's shop, such as, but not limited to, carpentry, plumbing, welding, electrical or machine shop. "Craftsman" does not include motor vehicle repair or restoration. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (i) Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, excluding on-site sales. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (j) Self-storage facilities. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (k) Technical training institutions and schools. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (l) Public utilities. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (m) Instructional uses. **[Added 11-4-2015 by Ord. No. 13-2015]**

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1. Editor's Note: Former Subsection A(1)(f), regarding uses not specifically prohibited, was repealed 7-18-1985 by Ord. No. 9-1985 and 12-5-1985 by Ord. No. 25-1985.

- (2) Permitted accessory uses.
  - (a) Signs as permitted in § 95-100 et seq. **[Amended 10-2-2017 by Ord. No. 13-2017]**
  - (b) Such other uses as are clearly accessory to the principal structure and use.
- B. Prohibited uses. Although it should be understood that any use which is not specifically permitted in Subsection A of this section is thereby prohibited, the following uses and activities are specifically prohibited:
  - (1) Same as specified for the Business B-2 Zone in § 95-55B.
  - (2) Residential dwelling units.
  - (3) Retail business, including stores and shops and including all restaurants and similar service establishments.
  - (4) Sand, clay or gravel mining or other extractive processes and the commercial stripping of topsoil.
  - (5) Junkyards and automobile wrecking or disassembly yards.
  - (6) Tar plants, asphalt manufacturing or refining plants, concrete or bituminous concrete processing plants.
- C. Buffer area requirement. There shall be established along the line of any lot that is contiguous to any residential district, unless the lot line coincides with a state or federal highway right-of-way, a buffer area of 100 feet in width plus 20 feet of additional buffer width for each five-foot interval or fraction thereof of the height of the principal building exceeding 35 feet up to 50 feet in height and thereafter for each five feet of additional building height (to a maximum of 65 feet) or fraction thereof an additional 30 feet of buffer width shall be required for each five-foot interval of building height exceeding 50 feet. Buffer areas shall remain in perpetuity and shall not be the subject of any future land use or variance applications. In each case where proposed building height exceeds 35 feet, a line-of-sight analysis shall be submitted by applicant detailing (architectural and engineering studies) the location of adjacent residential areas which will be in view of the proposed building from various directions and angles, as well as the view of the proposed structure from residential areas. The analysis shall be utilized by the Township to determine if the above buffer requirements shall be adjusted to increase height and density of the buffer to provide adequate screening of the proposed building(s). **[Amended 8-17-1982 by Ord. No. 24-1982; 12-5-1985 by Ord. No. 25-1985]**
- D. Other provisions and requirements.
  - (1) Area requirements.
    - (a) As specified in the schedule, § 95-45.
    - (b) One side yard or rear yard of 100 feet required adjacent to a residence

zone.

- (c) The two-hundred-foot setback required in the schedule shall be landscaped except for access driveways on all street lines opposite a residential zone.
  - (d) Maximum percentage of impervious surfaces shall be 85% of the lot area. **[Added 12-6-2021 by Ord. No. 12-2021]**
- (2) Off-street parking. Off-street parking spaces shall be provided on the same lot as the use which they are intended to serve and shall be located in other than the required front yard area or the required side yard area on the street side in the case of corner lots. Such parking area shall not be located closer than 50 feet to a residential zone, unless this requirement is waived by the appropriate municipal board in cases where a buffer strip as required by such board is maintained. One space shall be provided for each two employees and one space for each 1,000 square feet of gross floor area. For electronic data centers only, there shall be three parking spaces for every four employees during the maximum shift; and no additional spaces shall be required based upon gross floor area. **[Amended 12-15-2014 by Ord. No. 15-2014]**
- (a) Instructional uses: one space for each 120 square feet of public area for uses with less than 5,000 square feet of public area. For uses with 5,000 or more square feet of public area, the parking requirement shall be determined based on the peak number of students and employees. **[Added 11-4-2015 by Ord. No. 13-2015]**
- (3) Loading facilities. Off-street loading and unloading of vehicles shall be through a rear service lane, which service lane shall have direct access from a public street. This off-street loading and unloading area is specifically not to be included in calculation of required parking. All uses except data centers shall have a loading facility. **[Amended 12-15-2014 by Ord. No. 15-2014]**
- (4) Performance standards. Subject to the requirements of § 95-56C(6).
- E. Conditional uses. The following uses shall be permitted as conditional uses within the I-3 Industrial Zone, subject to all standards and regulations set forth hereinafter: **[Added 7-16-1987 by Ord. No. 17-1987]**
- (1) Planned office and commercial development permitting general office uses, indoor theaters and restaurant uses, not including drive-in restaurants, subject to the following:
    - (a) The tract of land shall have an area of no less than 25 acres in size.
    - (b) The tract of land shall have direct access to a state highway.
    - (c) The development of a planned office and commercial park shall be limited to 80% coverage of the tract by building on all impervious surfaces.

- (d) Commercial floor area (restaurant and theater uses) shall not exceed 25% of the total floor area of the planned office and commercial development.
- (e) The planned office and commercial development shall comply with all development regulations of the I-3 Zone District in addition to standards established hereinabove.

**§ 95-60. Light Industry I-1 Zone regulations.**

A. Uses. In the Light Industry I-1 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

- (1) Permitted uses.
  - (a) Automated and nonautomated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure. **[Amended 11-4-2015 by Ord. No. 11-2015; 12-6-2021 by Ord. No. 13-2021]**
  - (b) The manufacturing, compounding, packing, processing or treatment of beverages, candy, baked goods, cosmetics, dairy products, medicine, pharmaceuticals, perfumes, ice, toilet supplies and similar products. **[Amended 11-4-2015 by Ord. No. 11-2015]**
  - (c) Metalworking, tool and die shop, machine and welding shop, excluding machinery of a nuisance-producing character.
  - (d) The finishing or assembling of articles made from previously prepared or refined materials.
  - (e) The preparation and fabrication of metals and metal products and chemicals and chemical products, provided that no nuisance or hazard may occur from fire, explosion, dust, vapor, flashes, smoke, noise and except as prohibited herein.
  - (f) Research activities, including laboratories and structures and facilities used in connection therewith and the testing, sale or lease of articles designated and produced in such laboratories, the maintenance of general offices and executive operations in connection therewith.
  - (g) <sup>2</sup>Electronic data centers. **[Added 12-15-2014 by Ord. No. 15-2014]**
  - (h) <sup>3</sup>The manufacture and/or assembly of plastic products as listed under the North American Industry Classification System - 326 Plastics and Rubber Products Manufacturing. **[Added 11-4-2015 by Ord. No. 11-2015]**

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2. Editor's Note: Former Subsection A(1)(g), regarding gas storage, was repealed 7-18-1985 by Ord. No. 9-1985 and 12-5-1985 by Ord. No. 25-1985.

3. Editor's Note: Former Subsection A(1)(h), regarding uses not specifically prohibited, was repealed 7-18-1985 by Ord. No. 9-1985 and 12-5-1985 by Ord. No. 25-1985.

- (i) Print and publishing establishments. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (j) The manufacture and/or assembly of high technology and electronic equipment, instruments or devices. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (k) Craftsman's or contractor's shop, such as, but not limited to, carpentry, plumbing, welding, electrical or machine shop. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (l) Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, excluding on-site sales. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (m) Public utilities. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (2) Permitted accessory uses: exceptions and limitations. Same as specified for Light Industry I-3 Zone in § 95-59A(2).
- B. Prohibited uses. The following uses and activities are specifically prohibited: same as specified for the Light Industry I-3 Zone in § 95-59B.
- C. Buffer area. On all property lines except the street line, a buffer strip of property no less than 10 feet in width shall be utilized as a buffer area in accordance with specifications set forth in § 95-37B(5) unless waived by the appropriate municipal board at the time of site plan application. **[Amended 8-17-1982 by Ord. No. 25-1982]**
- D. Other provisions and requirements.
  - (1) Area requirements.
    - (a) As specified in the schedule, § 95-45.
    - (b) One side yard and/or rear yard of 100 feet required where adjacent to a residence zone.
    - (c) All manufacturing activities shall occur in fully enclosed buildings. **[Amended 7-6-2021 by Ord. No. 7-2021]**
    - (d) Maximum percentage of impervious surfaces shall be 85% of the lot area. **[Added 12-6-2021 by Ord. No. 12-2021]**
  - (2) Off-street parking and loading facilities. Same as specified for Light Industry I-3 Zone in § 95-59D(2) and (3).
  - (3) Performance standards. Subject to the requirements of § 95-56C(6).