

ARTICLE X
I – Industrial District

1001 Purpose.

In accordance with the objectives of the Hereford Township and Washington Township Joint Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Ordinance, the I – Industrial District is established in order to accommodate industrial uses of land in a manner appropriate to Hereford Township. The I District has been located where convenient access and services are available or most likely may be made available in the future. The I District is intended to provide for uses which may not be compatible within conventional residential, commercial, or rural districts. The regulations set forth herein are intended to achieve the following specific purposes:

- A. To provide for those uses of an industrial nature which will be an asset to the community, particularly in regard to diversification of the local tax base;
- B. To accommodate industrial uses in locations which can feasibly be served by public or community sewage disposal and/or water supply systems, and with convenient access to the principal roads of the Township;
- C. To protect the groundwater and surface waters of the Township;
- D. To assure that industrial activities will be conducted in a manner which respects the surrounding residents and land owners;
- E. To provide opportunity and incentives for the receipt of transferable development rights (TDR), both to enhance industrial development opportunities and to support conservation of lands in designated TDR sending areas within the Township.

1002 Use Regulations.

A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Ordinance:

- 1. Business, professional, medical, or government office building, including multiple offices if contained in a single building.
- 2. Police station, fire company station, or similar facility for a provider of an emergency service.

3. County, state, or federal facility, excluding solid waste management facilities and correctional institutions.
 4. A building, structure, or facility owned and used by an electric, telephone, or other public utility or other government regulated industry, but not including communications towers or communications equipment buildings.
 5. Manufacture, assembly, processing, cleaning, testing, repair, storage, or distribution of materials, goods, or foodstuffs. Junkyards, dumps, facilities for the slaughtering of animals, and facilities for the rendering of animal carcasses are specifically excluded.
 6. Research, development, or testing of products or processes.
 7. Vehicular repair services, excluding automobile service or gasoline stations.
 8. Contractor's establishment.
 9. Lumberyard.
 10. Wholesale sales or distribution.
 11. Public utility operating facility.
 12. Agriculture, including horticulture, crop farming, animal husbandry, grazing and pasturing, orchards, tree farms, commercial greenhouses, and commercial nurseries, but not including intensive agriculture, subject to the provisions of Section 1905.
 13. Forestry, where conducted in compliance with all applicable provisions of Article XVIII of this Ordinance.
 14. Winery including facilities for the processing of grapes and the production of wine.
 15. Municipal use, including municipal communications facilities.
 16. No-Impact Home-Based Business.
- B. Uses permitted by special exception.

Within the I – Industrial District the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with the provisions set forth in Article XVI of this Ordinance. Special Exception uses shall be

compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:

1. Accessory dwelling unit subject to the standards of Section 1902.B.4.
2. Conversion of agricultural structures subject to the standards of Section 1912.
3. Home occupation, pursuant to Section 1917.

C. Uses permitted as conditional use.

Within the I – Industrial District the following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with Section 1504, the applicable standards contained in Article XIX, and any other applicable provisions of the Ordinance:

1. The receipt of Transferable Development Rights (TDRs) under the applicable provisions set forth herein.
2. Multi-use development including any combination of two or more principal non-residential uses on a single lot or tract, whether individually permitted by right, special exception or conditional use, and including office or industrial park. Such uses shall conform to all applicable standards herein, including requirements for receipt of transferable development rights as provided in Article VII.
3. Gasoline stations and automobile service stations. When the sale of gasoline and the servicing of automobiles are both provided by the same entity on a single lot, they shall be deemed a single use of land for purposes of interpreting area and bulk requirements and other regulations of this Ordinance.
4. Car wash.
5. Health or fitness center or similar indoor recreational facility.
6. The sale of automobiles, farm equipment, mobile homes, or trucks, including accessory service facilities.
7. Commercial parking garage.
8. Animal shelter, animal hospital, veterinary office, kennels or boarding kennels, subject to the provisions of Section 1906.
9. Facility for the slaughtering of animals or rendering of animal carcasses.

10. Adult commercial use or adult motion picture theater, permitted only as an individual use and not part of a Multi-use development and not located within 1,000 feet of any property containing any similar use, any church or any school.
11. Communications antennas, communications towers and communications equipment buildings, subject to the standards of Section 1911.
12. Storage facilities available for rental.
13. Truck freight terminal.
14. Junkyard or salvage operation pursuant to Section 1918.
15. Any other use not elsewhere provided for in this Ordinance which is, in the judgment of the Board of Supervisors, of the same general character as the uses permitted herein.

D. Accessory Uses.

The following accessory uses shall be permitted, where in compliance with all applicable provisions of Article XIX and provided that they shall be incidental to any of the foregoing permitted uses:

1. Private garage or private parking area.
2. Uses accessory to agricultural uses to the extent which they support the activity of the farm upon which they are located, including barns, silos, bulk bins, and other structures essential to the farm operation; farm stands; accessory dwellings may be permitted by Special Exception as provided herein.
3. Signs, pursuant to Section 1713.
4. Swimming pool.
5. Other customary accessory structures and uses.

1003 Area and Bulk Regulations.

A. Area and Bulk Regulations for any single principal use, not part of a Multi-use development, except where otherwise set forth in Article XIX, Supplemental Regulations.

1. Minimum Net Lot Area two acres

- 2. Minimum lot width at street line 200 feet
- 3. Minimum lot width at building line 200 feet
- 4. Minimum setbacks or yard areas measured from any street right-of-way or lot line abutting any property in the MU or VP zoning district shall not be less than 100 feet. In all other cases the following shall apply:
 - a. Minimum setback from street right-of-way 50 feet
 - b. Minimum side yard 35 feet
 - c. Minimum rear yard 35 feet
- 5. Maximum building coverage, percentage of Net Tract Area 20 % may be increased up to 40 % through receipt of TDRs, as provided in Article VII
- 6. Maximum lot coverage, percentage of Net Tract Area 35 % may be increased up to 65 % through receipt of TDRs, as provided in Article VII
- 7. Maximum building height 25 feet may be increased up to 40 feet through receipt of TDRs, as provided in Article VII; exceptions may be permitted as set forth in Section 1703.B.

B. Area and Bulk Regulations for Multi-use development including combinations of two or more principal uses on a single lot or tract, whether individually permitted by right, special exception or conditional use, including office or industrial park.

- 1. Receipt of a minimum number of TDRs shall be a qualifying condition for multi-use development. The minimum number of TDRs required shall equal the number of principal uses proposed within the multi-use development. Receipt of TDRs shall comply with the provisions of Article VII. All received TDRs complying with this requirement also may be applied toward increased building or lot coverage or building height as stated below, and as provided in Article VII.
- 2. Minimum Net Lot Area: four (4) acres
- 3. Minimum lot width at street line 300 feet
- 4. Minimum lot width at building line 300 feet

- 5. Minimum setbacks or yard areas measured from any street right-of-way or lot line abutting any property in the MU or VP zoning district shall not be less than 100 feet. In all other cases the following shall apply:
 - a. Minimum setback from street right-of-way 50 feet;
Building setbacks from private internal access drives may be reduced to 25 feet
 - b. Minimum side yard 35 feet
 - c. Minimum rear yard 35 feet
- 6. Maximum building coverage, percentage of Net Tract Area 20 %; may be increased up to 40 % through receipt of TDRs, as provided in Article VII
- 7. Maximum lot coverage, percentage of Net Tract Area 35 %; may be increased up to 65 % through receipt of TDRs, as provided in Article VII
- 8. Maximum building height 25 feet; may be increased up to 40 feet through receipt of TDRs, as provided in Article VII; exceptions may be permitted as set forth in Section 1703.B.
- 9. In addition, the standards of §1004.E shall apply.

1004 Design Standards.

- A. General Design Standards. All applicable standards provided in Article XVII of this Ordinance shall apply to any use within the I – Industrial District.
- B. Enclosure of activity.

Without exception, all of the following activities permitted within this district shall be conducted in completely enclosed buildings.

- 1. Office and administrative.
- 2. Manufacture, assembly, processing, cleaning, testing, repair, or distribution of materials, goods, or foodstuffs. Outdoor storage of materials is permitted when screened in accordance with §1707.
- 3. Research, development, or testing of products or processes.
- 4. Wholesale sales and distribution.

5. Vehicular repair services.
 6. Facility for the slaughtering of animals or rendering of animal carcasses.
 7. Uses not specifically provided for in this Ordinance, but permitted under §1002.C.15, unless the applicant for such use can demonstrate to the satisfaction of the Board of Supervisors that performance of activities attendant to such use within an enclosed structure presents a hazard to the public health, safety, or general welfare.
- C. Additional Standards for Multi-use development, developed as provided in §1003.B, above.
1. A tract of land to be developed for Multi-use development shall be under single and separate ownership, or, in the case of multiple ownership, shall be developed according to a single overall plan with common authority and responsibility.
 2. The tract and all uses thereon shall have access to the road network via common point(s) of ingress and egress. No individual use shall have an access designed in such a way that other uses within the development are excluded from utilization of such access.
 3. The development plan shall satisfy all applicable requirements of the Hereford Township Subdivision and Land Development Ordinance and shall further show:
 - a. A unified layout of buildings and lots;
 - b. A master plan for landscaping; and
 - c. Parking areas and internal circulation – both vehicular and pedestrian including the point(s) of access to the public road system.