

§ 250-63. Parking and loading.

See Article XVI.

§ 250-64. Signs.

See Article XVII.

§ 250-65. Performance standards.

See § 250-112.

§ 250-66. Storage.

See § 250-122.

§ 250-67. Screening and landscaping.

See § 250-113.

§ 250-68. Vehicular access.

See § 250-123.

§ 250-69. Steep slope controls.

See § 250-114.

§ 250-70. Traffic study.

See § 250-125.

ARTICLE X, I1 Light Industrial District

§ 250-71. Purpose.

The purpose of this district is to provide for light industrial uses in appropriate locations consistent with sound planning and environmental controls.

§ 250-72. Authorized uses.

In the I1 Light Industrial District, the following uses are authorized:

- A. Permitted uses.
 - (1) Principal uses.
 - (a) Business and professional offices.

- (b) Cabinet making.
 - (c) Freight and truck terminals.
 - (d) Light manufacturing.
 - (e) Machine shop.
 - (f) Research and development, including pilot manufacturing.
 - (g) Self-storage buildings.
 - (h) Wholesaling.
 - (i) Essential services.
 - (j) Oil and gas drilling, subject to the zoning certificate required by § 250-158A(5). [Added 3-12-2007 by Ord. No. 01-2007]
- (2) Accessory uses.
- (a) Signs, subject to Article XVII.
 - (b) Off-street parking and loading, subject to Article XVI.
 - (c) Employee cafeteria or dining room.
 - (d) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.
- B. Conditional uses.
- (1) Principal uses.
- (a) Collection/recycling facility, subject to § 250-110A(5).
 - (b) Junk/salvage yard, subject to § 250-110A(17).
 - (c) Landfill, subject to § 250-110A(19).
 - (d) Mineral removal, subject to § 250-110A(20).
 - (e) Planned industrial park, subject to § 250-110A(25).
 - (f) Resource recovery facility, subject to § 250-110A(19).
 - (g) Automobile service station, subject to § 250-110A(34).
 - (h) Building materials and contractors' supply yards, subject to § 250-110A(43).
 - (i) Vehicular and heavy equipment repair garage, subject to § 250-110A(40).
 - (j) Planned office park, subject to § 250-110A(26).
- (2) Accessory uses.
- (a) Supporting commercial uses in a planned office park, subject to § 250-110A(37).
 - (b) Restaurant in a planned office park or planned industrial park, subject to § 250-110A(33).
 - (c) Telecommunications towers and facilities, subject to Article XIX.
- C. Special exceptions.
- (1) Principal uses.
- (a) Adult business, subject to § 250-110A(1).
 - (b) Comparable uses not specifically listed, subject to § 250-110A(42).
 - (c) Single-family dwellings, subject to § 250-110A(36).
 - (d) Temporary use or structure, other than a construction trailer, subject to § 250-110A(39).
- (2) Accessory uses.
- (a) Home occupation in a single-family dwelling which is a nonconforming use, subject to § 250-110A(14).

§ 250-73. Area and bulk regulations.

In the I1 Light Industrial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV:

- A. Minimum lot size: 40,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum lot coverage: 50%.
- D. Maximum paved area: 40%.
- E. Minimum front yard: 75 feet.
- F. Minimum rear yard:
 - (1) Adjoining R Zoning District: 100 feet.
 - (2) All others: 40 feet.
- G. Minimum side yard:
 - (1) Adjoining R Zoning District: 100 feet.
 - (2) All others: 40 feet.
- H. Minimum distance between buildings (where more than one building is located on a single lot): 20 feet.
- I. Special yard requirements: See § 250-113.
- J. Permitted projection into required yards: See § 250-116.
- K. Maximum height:
 - (1) All principal structures: 50 feet and three stories.
 - (2) All accessory structures: 20 feet and one story.
- L. Height exceptions: See § 250-117.

§ 250-74. Parking and loading.

See Article XVI.

§ 250-75. Signs.

See Article XVII.

§ 250-76. Performance standards.

See § 250-112.

§ 250-77. Storage.

See § 250-122.

§ 250-78. Screening and landscaping.

See § 250-113.

§ 250-79. Vehicular access.

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See § 250-123.

§ 250-80. Steep slope controls.

See § 250-114.

§ 250-81. Traffic study.

See § 250-125.