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**ARTICLE XI, I2 Manufacturing District**

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**§ 250-82. Purpose.**

The purpose of this district is to provide for heavy industrial use in appropriate locations which have access to river and rail transportation consistent with sound planning and environmental controls.

**§ 250-83. Authorized uses.**

In the I2 Manufacturing 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) Self-storage buildings.
- (g) Research and development, including pilot manufacturing.
- (h) Warehousing and distribution.
- (i) Wholesaling.
- (j) Essential services.
- (k) 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) Incinerator, transfer station or resource recovery facility, subject to § 250-110A(19).
- (c) Hazardous/nonhazardous waste disposal, subject to § 250-110A(13).
- (d) Vehicular and heavy equipment repair garage, subject to § 250-110A(40).
- (e) Junk/salvage yard, subject to § 250-110A(17).
- (f) Manufacturing processes, other than light manufacturing, subject to § 250-110A(38).

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- (2) Accessory uses.
  - (a) 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) 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).

**§ 250-84. Area and bulk regulations.**

In the I2 Manufacturing 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 use or use 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:
    - (a) Manufacturing other than light manufacturing: 150 feet.
    - (b) All other uses: 100 feet.
  - (2) All other yards: 40 feet.
- G. Minimum side yard:
  - (1) Adjoining R Zoning District:
    - (a) Manufacturing other than light manufacturing: 150 feet.
    - (b) All other uses: 100 feet.
  - (2) All other yards: 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 § 250-115.
- J. Permitted projections 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.

**§ 250-85. Parking and loading.**

See Article XVI.

**§ 250-86. Signs.**

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See Article XVII.

**§ 250-87. Performance standards.**

See § 250-112.

**§ 250-88. Storage.**

See § 250-122.

**§ 250-89. Screening and landscaping.**

See § 250-113.

**§ 250-90. Vehicular access.**

See § 250-123.

**§ 250-91. Steep slope controls.**

See § 250-114.

**§ 250-92. Traffic study.**

See § 250-125.

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**ARTICLE XII, RC Riverfront Conservation District**

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**§ 250-93. Purpose.**

The purpose of this district is to provide for a variety of uses which encourage public enjoyment of the riverfront and promote recreation and protection of the environment along the riverfront.

**§ 250-94. Authorized uses.**

In the RC Riverfront Conservation District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

(a) Public parks and/or playgrounds.

(b) Public buildings.

(c) Essential services.

(d) Hiking, walking, biking, and exercise trail. [Added 5-10-2004 by Ord. No. 8-2004]

(e) Oil and gas drilling, subject to the zoning certificate required by § 250-