

**PART 7**

**I - INDUSTRIAL DISTRICT**

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**SECTION 701            PURPOSE**

The purpose of the Industrial District is to provide for limited industrial, commercial, and other activities in West Nottingham Township, in accordance with the Township Comprehensive Plan.

**SECTION 702            USE REGULATIONS**

- A.    By-Right Uses. A building or structure may be erected, altered or used, or a lot may be used for any one (1) of the following purposes:
1. Light manufacturing.
  2. Business or professional office.
  3. Contractors office.
  4. Farm equipment sales and service.
  5. Farm supply outlet.
  6. Wholesale establishments.
  7. Warehousing or storage.
  8. Fire and/or emergency services facility.
  9. Mechanics Garage.
  10. Timber harvesting operation/Forestry in accordance with Section 1118.
  11. Agricultural Use. Secondary farm businesses are permitted as by-right accessory uses in accordance with Section 1102.
- B.    Conditional Uses. A building or structure may be erected, altered or used, or a lot may be used for any one (1) of the following purposes when permitted as a conditional use in accordance with Part 16.
1. Printing or publishing establishment.
  2. Educational use in accordance with Section 1107.
  3. Veterinary clinic or animal hospital for large or small animals in accordance with Section 1119.
  4. Medical office or clinic.
  5. Retail store.
  6. Personal service shop.
  7. Convenience store.
  8. Grocery Store.

9. Restaurant, which may include drive-through service and/or outdoor dining as an accessory use in accordance with Sections 1102, 1106, and 1115.
10. Bank and other financial institutions, which may include drive-through service as an accessory use in accordance with Section 1102 and 1106.
11. Hotel, inn, or motel.
12. Laboratory facility.
13. Car wash.
14. Gasoline service station.
15. Self storage facility in accordance with Section 1116.
16. Truck freight terminal.
17. Funeral home.
18. Religious use.
19. Automotive sales and service.
20. Theater.
21. Commercial greenhouse.
22. Composting facility in accordance with Section 1104.
23. Junk yard in accordance with Section 1111.
24. Non-residential communication facility in accordance with Section 1114.
25. Single family detached dwelling
26. Mobile home park in accordance with Part 8.
27. Long term care facility in accordance with Section 1113.
28. Public utility.
29. Hospital or medical center in accordance with Section 1110.
30. Sanitary landfill in accordance with Section 1604.
31. Quarry in accordance with Section 1604.
32. Land application of sewage sludge in accordance with Section 1605.
33. Adult commercial use in accordance with Section 1103.
34. Fireworks sales and/or storage.
35. Any other use not specifically permitted by this Chapter.

- C. Accessory uses customarily incidental to any of the uses permitted in this district shall be permitted by right on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
1. Accessory uses permitted by-right:
    - a. Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - b. Stable in accordance with Section 1117 as an accessory use to an agricultural use.
    - c. Kennel in accordance with Section 1112 as an accessory use to an agricultural use.
    - d. Timber harvesting operation/Forestry in accordance with Section 1118.
  2. Accessory uses permitted by conditional use in accordance with Part 16:
    - a. Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - b. Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - c. Elder cottage housing opportunity (ECHO) in accordance with Section 1108 as an accessory use to a single family detached dwelling.
    - d. Non-residential communication facility in accordance with Section 1114 and Section 1606.

### **SECTION 703 AREA AND BULK REGULATIONS**

The following area and bulk regulations shall apply in the Industrial District unless stated otherwise in this Chapter:

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| A. | Minimum lot size   | 1 Acre                |
| B. | Minimum lot width at building line   | 100 feet              |
| C. | Maximum lot coverage   | 65 percent            |
| D. | Minimum front yard   | 50 feet               |
| E. | Minimum side yards   | 30 feet               |
| F. | Minimum rear yard  | 30 feet               |
| G. | Accessory use setback  | See Section 1102.A.7. |
| H. | When a nonresidential building, structure, or use is proposed on a lot that abuts another zoning district or adjacent to any existing residential use, a minimum setback of one hundred (100) feet shall be required from the adjacent lot line or zoning district boundary and applicable buffering and screening requirements shall be enforced in accordance with Section 1004. |                       |

### **SECTION 704 DESIGN STANDARDS**

The following standards shall apply in the Industrial District:

- A. Part 8, Mobile Home Park Overlay District.
- B. Part 9, Natural Resource Protection.
- C. Part 10, General Regulations.
- D. Part 11, Supplemental Regulations.
- E. Part 12, Off-Street Parking and Loading.
- F. Part 13, Sign Regulations.