## § 130.17. RM Restricted Light Industrial District.

130.17.1. Purpose. To preserve existing light industrial and automotive oriented USES; to encourage the upgrading of those USES and the development of new, compatible USES; and to provide an opportunity for a PLANNED DEVELOPMENT with a SUPERMARKET to meet the daily needs of residents.

130.17.2. AUTHORIZED USES.

130.17.2.1. PERMITTED USES BY RIGHT.

130.17.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**

130.17.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.17.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATION ANTENNAS permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE, subject to the requirements of Section 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.17.2.1.1.3. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.17.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.17.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.17.2.1.2. ACCESSORY USES.

130.17.2.1.2.1. Air conditioners and heat exchangers.

130.17.2.1.2.2. Dumpsters.

130.17.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.2.1.2.4. SIGNS. See Article V.

130.17.2.1.2.5. STORAGE STRUCTURES.

130.17.2.1.2.6. REVERSE VENDING MACHINES. **[Added 10-1-90 by Ord. No. 1453]**

130.17.2.1.2.7. SMALL COLLECTION FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.17.2.1.2.8. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.17.2.1.2.9. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.17.2.1.2.10. BUILDING-MOUNTED and GROUND-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEMS. **[Added 4-1-13 by Ord. No. 2088]**

130.17.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.17.3.2. below.

130.17.2.2.1. PRINCIPAL USES.

130.17.2.2.1.1. PUBLIC UTILITY FACILITIES. **[Amended 4-6-98 by Ord. No. 1761]**

130.17.2.2.1.2. Any USE permitted as a CONDITIONAL USE in the C2 ZONING DISTRICT. See §130.15.2.2. **[Amended 4-5-82 by Ord. No. 990]**

130.17.2.2.1.3. Cold storage or locker storage.

130.17.2.2.1.4. Distribution plants.

130.17.2.2.1.5. Freight or truck terminals.

130.17.2.2.1.6. Industrial trade schools.

130.17.2.2.1.7. LARGE COLLECTION FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.17.2.2.1.8. Laundry and dry-cleaning plants.

130.17.2.2.1.9. LIGHT PROCESSING FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.17.2.2.1.10. Lumber and building materials storage and sales

130.17.2.2.1.11. Machine and repair shops including auto body and major auto repair. **[Amended 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.12. MINI-WAREHOUSES. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.13. PLANNED SHOPPING CENTER DEVELOPMENTS, including and limited to the following USES:

130.17.2.2.1.13.1. SUPERMARKETS

130.17.2.2.1.13.2. Any RETAIL USES authorized in the C2 ZONING DISTRICT. See §130.15.2.2.1.7. and AUTHORIZED MIXED USES in the C2 ZONING DISTRICT. See §130.15.2.2.1.8. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.22.1.13.3. PROFESSIONAL OFFICES and business service offices.

130.17.2.2.1.14. Plumbing, heating and electrical and construction contracting. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.2.2.1.15. Research or testing laboratories.

130.17.2.2.1.16. Restricted light manufacturing, limited to the following products:

130.17.2.2.1.16.1. Appliances.

130.17.2.2.1.16.2. COMMERCIAL PRINTING. **[Added 3-2-92 by Ord. No. 1528]**

130.17.2.2.1.16.3. Electrical equipment.

130.17.2.2.1.16.4. Food and beverage products. **[Amended 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.16.5. Machinery.

130.17.2.2.1.16.6. Mechanical instruments.

..

130.17.2.2.1.16.7. Metals

130.17.2.2.1.16.8. Optical equipment.

130.17.2.2.1.16.9. Perfumes and cosmetics.

130.17.2.2.1.16.10. Pharmaceuticals.

130.17.2.2.1.16.11. Pottery and ceramics.

130.17.2.2.1.16.12. Precious or semiprecious stones.

130.17.2.2.1.16.13. Precision instruments.

130.17.2.2.1.16.14. SIGNS and lighting.

130.17.2.2.1.16.15. Textiles.

130.17.2.2.1.16.16. Toys and novelties.

130.17.2.2.1.16.17. Watches and clocks.

130.17.2.2.1.17. TELECOMMUNICATIONS TOWERS. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.18. TRANSPORTATION SERVICES. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.19. Vehicle retail sales, rental and service. **[Added 8-3-81 by Ord. No. 958]**

130.17.2.2.1.20. Warehousing.

130.17.2.2.1.21. WASTE TRANSFER FACILITIES. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.22. Wholesale USES.

130.17.2.2.1.23. AUTHORIZED MIXED USE: A MINI-WAREHOUSE and a PARKING FACILITY are permitted as a MIXED USE. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.1.24. ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.17.2.2.1.25. OIL AND GAS DRILLING OPERATIONS **[Added 11-8-10 by Ord. No. 2042]**

130.17.2.2.1.26. DISTRIBUTED ANTENNA SYSTEMS (DAS) **[Added 6-1-15 by Ord. No. 2136]**

130.17.2.2.1.27 BREWERY and DISTILLERY. **[Added 12-5-22 by Ord. No. 2243]**

130.17.2.2.2. ACCESSORY USES.

130.17.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.17.2.2.2.2. PARKING AREAS.

130.17.2.2.2.3. LOADING BERTHS.

130.17.2.2.2.4. Freestanding chimneys, towers, antennae.

130.17.2.2.2.5. Mechanical equipment.

130.17.2.2.2.6. EMPLOYEE DINING FACILITIES.

130.17.2.2.2.7. TELECOMMUNICATIONS TOWERS. **[Added 9-7-93 by Ord. No. 1599]**

130.17.2.2.2.8. Any other ACCESSORY USE not specified but customarily incidental to any AUTHORIZED USE in the ZONING DISTRICT.

130.17.2.3. USES BY SPECIAL EXCEPTION: None.

130.17.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.17.3.1. General requirements.

130.17.3.1.1. Procedure. The procedure for PLANNED SHOPPING CENTER DEVELOPMENT/CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT is the procedure for PLANNED DEVELOPMENTS set forth in Article VI, §130.37. The procedure for review and approval of all other CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT is specified in § 130.55.

130.17.3.1.2. Minimum SITE size.

130.17.3.1.2.1. PLANNED SHOPPING CENTER DEVELOPMENT: Five (5) acres.

130.17.3.1.2.2. GASOLINE STATION: Twelve thousand (12,000) square feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.3.1.2.3. Vocational-technical schools, colleges and junior colleges: Twenty-five (25) acres. **[Added 4-5-82 by Ord. No. 990[1]]**

130.17.3.1.2.4. All other schools: Five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.17.3.1.2.5. LONG TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES: One (1) acre. **[Added 4-5-82 by Ord. No. 990; Amended 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599]**

130.17.3.1.2.6. MINI-WAREHOUSES: Two (2) acres. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.2.7. Other USES: None.

130.17.3.1.3. Minimum LOT WIDTH.

130.17.3.1.3.1. GASOLINE STATION: One hundred twenty (120) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.3.2. Other USES: Fifty (50) feet.

130.17.3.1.4. Maximum LOT COVERAGE: Twenty-five percent (25%).

130.17.3.1.5. Maximum HEIGHT OF STRUCTURE.

130.17.3.1.5.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which shall not exceed forty-five (45) feet in total height. **[Amended 9-7-93 by Ord. No. 1599; Amended 6-6-94 by Ord. No. 1631]**

[1] Editor's Note: This ordinance also redesignated former Subsection 130.17.3.1.2.3. as Subsection 3.1.2.6.

130.17.3.1.5.2. PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.17.3.1.5.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.17.3.1.5.3. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No. 1750]**

130.17.3.1.5.3.1. Exterior light pole and fixture: Twenty-eight (28) feet. **[Added 9-5-95 by Ord. No. 1681]**

130.17.3.1.5.3.2. All other ACCESSORY STRUCTURES and BUILDINGS: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Added 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No. 1750]**

130.17.3.1.5.4. MINI-WAREHOUSES: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.5.5. TELECOMMUNICATIONS TOWERS: Two-hundred (200) feet. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.6. YARD requirements for PRINCIPAL STRUCTURES.

130.17.3.1.6.1. PLANNED SHOPPING CENTER DEVELOPMENT. All YARDS: Fifty (50) feet, provided that PARKING AREAS and DRIVEWAYS are permitted within required YARDS, except for that portion of a YARD which measures fifteen (15) feet from an existing STREET or residential ZONING DISTRICT which is to be maintained as a BUFFER AREA.

130.17.3.1.6.2. All other USES.

130.17.3.1.6.2.1. Any YARD abutting a residential ZONING DISTRICT: Fifty (50) feet.

130.17.3.1.6.2.2. All others FRONT YARDS: Thirty (30) feet.

130.17.3.1.6.2.3. All other REAR YARDS: Thirty (30) feet.

130.17.3.1.6.2.4. All other SIDE YARDS abutting a STREET: Thirty-five (35) feet.

130.17.3.1.6.2.5. All others SIDE YARDS: Ten (10) feet.

130.17.3.1.6.3. Special YARD requirements: Same as SB ZONING DISTRICT. See § 130.13.3.1.5.2.

130.17.3.1.6.4. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See § 130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.7. Parking requirements.

130.17.3.1.7.1. Minimum PARKING SPACES. See §130.7.6.

130.17.3.1.7.1.1. Minimum PARKING SPACES for MINI-WAREHOUSES: Adjacent to the office, one (1) PARKING SPACE per one-hundred (100) storage units plus three (3) PARKING SPACES for the management staff. In addition, a parking lane a minimum of ten (10) feet in width parallel to the storage BUILDING and adjacent to the entrances to the storage units. The standards for layout of parking stalls required by §130.7.17.8. of this Chapter shall not apply to this parking lane. No portion of this parking lane may be rented for vehicular storage. Access aisles shall be provided in compliance with the requirements of §130.7.17.8. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.7.1.2. Minimum PARKING SPACES for PUBLIC UTILITY FACILITIES: None. **[Added 9-7-93 by Ord. No. 1599; Amended 4-6-98 by Ord. No. 1761]**

130.17.3.1.7.1.3. Minimum PARKING SPACES for TELECOMMUNICATIONS TOWERS as PRINCIPAL or ACCESSORY STRUCTURES: Two (2) spaces per tower. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.7.1.4. Minimum PARKING SPACES for TRANSPORTATION SERVICES: As determined by the BOARD OF COMMISSIONERS, upon recommendation of the PLANNING COMMISSION following a parking needs analysis. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.7.1.5. Minimum PARKING SPACES for WASTE TRANSFER FACILITIES: As determined by the BOARD OF COMMISSIONERS, upon recommendation by the PLANNING COMMISSION following a parking needs analysis. **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.1.7.2. Minimum PARKING SPACES for PLANNED SHOPPING CENTER DEVELOPMENT.

130.17.3.1.7.2.1. Banks, PHARMACIES, business service, real estate, physicians' offices and PROFESSIONAL OFFICES: Same as SB ZONING DISTRICT. See §§130.13.3.1.6.1.2. and 130.13.3.1.6.1.3. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.3.1.7.2.2. RETAIL USES: Same as C1 ZONING DISTRICT. See §130.14.3.1.7.1.3.

130.17.3.1.7.3. Minimum PARKING SPACES for other C2 HIGHWAY COMMERCIAL USES: Same as C2 ZONING DISTRICT. See §130.15.3.1.7. **[Amended 9-7-93 by Ord. No. 1599]**

130.17.3.1.7.4. Minimum PARKING SPACES for wholesale establishments and COMMERCIAL PRINTING: One (1) per five hundred (500) square feet of GROSS LEASABLE FLOOR AREA. **[Amended 10-1-90 by Ord. No. 1453; 3-2-92 by Ord. No. 1528]**

130.17.3.1.7.5. LONG TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES, and SEMIPUBLIC USES: Same as the C1 ZONING DISTRICT. See §§130.14.3.1.7.1.4. and

130.14.3.1.7.1.5. **[Added 4-5-82 by Ord. No. 990[2]; Amended 10-1-90 by Ord. No. 1453; Amended 4-6-98 by Ord. No. 1761]**

130.17.3.1.7.6. Minimum PARKING SPACES for LARGE COLLECTION FACILITIES: Six (6) vehicles or the anticipated customer load, whichever is higher, to circulate and deposit RECYCLABLE MATERIALS, except where the BOARD OF COMMISSIONERS determines that allowing overflow traffic above six (6) vehicles is compatible with surrounding businesses and public safety. One (1) additional PARKING SPACE must be provided for each commercial vehicle operated by the recycling facility. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.7.7. Machine and repair shops for vehicles: Three (3) per VEHICLE REPAIR BAY not to exceed five (5) per VEHICLE REPAIR BAY including vehicle repair shops in vehicle retail sales, rental and service establishments. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.7.8. Minimum PARKING SPACES for LIGHT PROCESSING FACILITIES: Space must be provided on SITE for the anticipated peak load of customers to circulate, park and deposit RECYCLABLE MATERIALS. If the facility is open to the public PARKING SPACE must be provided for a minimum of ten (10) customers or the peak load, whichever is higher. One (1) PARKING SPACE must be provided for each commercial vehicle operated by the LIGHT PROCESSING FACILITY. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.7.9. Minimum PARKING SPACES for other USES: One (1) PARKING SPACE for each six-hundred twenty-five (625) square feet of FLOOR AREA OF BUILDING. **[Amended 10-1-90 by Ord. No. 1453; Amended 3-2-92 by Ord. No. 1528]**

130.17.3.1.7.10. PARKING SPACES FOR HANDICAPPED PERSONS: Same as SB ZONING DISTRICT. See §130.13.3.1.6.1.6. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.7.11. PARKING AREA and DRIVEWAY requirements: See General regulations, § 130.6.

130.17.3.1.8. LOADING BERTH requirements:

[2] Editor's Note: This ordinance also redesignated former Subsection 130.17.3.1.7.6. as Subsection 17.3.1.7.7.

130.17.3.1.8.1. Minimum LOADING BERTHS.

130.17.3.1.8.1.1. PLANNED SHOPPING CENTER DEVELOPMENT: Same as for RETAIL establishments in the C1 ZONING DISTRICT. See § 130.14.3.1.8.1.2.

130.17.3.1.8.1.2. C2 HIGHWAY COMMERCIAL USES: Same as C1 ZONING DISTRICT. See §130.14.3.1.8.1.2

130.17.3.1.8.1.3. Business service and PROFESSIONAL OFFICES: Same as SB ZONING DISTRICT. See § 130.13.3.1.7.2.

130.17.3.1.8.1.4. LONG TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES, SEMIPUBLIC USES: Same as for SEMIPUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.8.1. **[Added 4-5-82 by Ord. No. 990[3]; Amended 11-5-84 by Ord. No. 1104; Amended 10-1-90 by Ord. No. 1453; Amended 4-6-98 by Ord. No. 1761]**

130.17.3.1.8.2. All other USES:

| FLOOR AREA OF BUILDING (square feet) | LOADING BEARTHS REQUIRED |
|---|---|
| Up to 20,000 | 1 |
| 20,000 to 50,000 | 2 |
| 50,000 to 80,000 | 3 (including 1, 14 feet by 50 feet) |
| 80,000 and over | 3, plus 1 for each additional 100,000 square feet or fraction thereof (including 1, 14 feet by 50 feet for each 50,000 square feet of FLOOR AREA OF BUILDING.) |

130.17.3.1.8.3. Design requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.8.2.

130.17.3.1.9. SIGNS. See Article V.

[3] Editor's Note: This ordinance also redesignated former Subsection 130.17.3.1.8.1.4. as Subsection 3.1.8.1.5.

130.17.3.1.10. FENCES: Same as C1 ZONING DISTRICT. See §130.14.3.1.10.

130.17.3.1.11. Screening and landscaping: Same as SB ZONING DISTRICT. See §130.13.3.1.10.

130.17.3.1.12. Minimum FRONT LOT LINE: Thirty (30) feet. **[Added 12-3-84 by Ord. No. 1110]**

130.17.3.1.13. STORAGE: Same as SB ZONING DISTRICT. See §130.13.3.1.12. **[Added 10-1-90 by Ord. No. 1453; Amended 3-7-05 by Ord. No. 1934]**

130.17.3.1.13.1. Exception to §130.13.3.1.12.2. – Within the RM, Restricted Light Industrial Zoning District only, the STORAGE STRUCTURE may be placed in front of the PRINCIPAL STRUCTURE if the rear of the PRINCIPAL STRUCTURE is unbuildable or inaccessible and there is only one (1) PRINCIPAL STRUCTURE on the LOT, and no additional ACCESSORY STRUCTURES. **[Added 3-7-05 by Ord. No. 1934]**

130.17.3.1.14. ACCESSORY BUILDINGS. See §130.13.3.1.13. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.15. Standards for REVERSE VENDING MACHINES and SMALL COLLECTION FACILITIES: Same as C1 ZONING DISTRICT. See §130.14.3.1.15. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.1.16. Hours of operation are between the hours of 6:00 a.m. and 11:00 p.m. unless otherwise specified within the CODE. **[Added 2-3-15 by Ord. No. 2130]**

130.17.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of §130.17.3.1. and, to the following express standards and criteria:

130.17.3.2.1. ALL USES.

130.17.3.2.1.1. Access and traffic control.

130.17.3.2.1.1.1. See §130.7.8.

130.17.3.2.1.1.2. Direct access must be provided from the LOT to a PUBLIC STREET classified as a COLLECTOR STREET. Vehicular access is not permitted from the LOT

to U.S. Route 19. Access and egress to and from the LOT and all traffic channelization and control must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.17.3.2.1.2. PARKING AREAS must be suitably illuminated for night use. All lighting shall be reflected away from LOTS in a residential ZONING DISTRICT or any existing residential DEVELOPMENT.

130.17.3.2.1.3. No shipping or receiving is permitted within six hundred (600) feet of a residential ZONING DISTRICT between the hours of 6:00 p.m. and 8:00 p.m.

130.17.3.2.2. DAY CARE CENTERS: Same as C1 ZONING DISTRICT. See §130.14.3.2.1.

130.17.3.2.3. GASOLINE STATIONS: Same as C2 ZONING DISTRICT. See §130.15.3.2.5. **[Amended 10-1-90 by Ord. No. 1453]**

130.17.3.2.4. PRIVATE CLUBS: Same as C2 ZONING DISTRICT. See §130.15.3.2.6.

130.17.3.2.5. KENNELS: Same as C2 ZONING DISTRICT. See §130.15.3.2.9.

130.17.3.2.6. Restricted light manufacturing.

130.17.3.2.6.1. Kilns may be fired only by electricity or gas.

130.17.3.2.6.2. All activities and all storage of flammable and explosive materials at any point are prohibited unless provided with adequate safety devices against the hazards of fire and explosion.

130.17.3.2.6.3. No activities which emit radioactivity at any point are permitted.

130.17.3.2.6.4. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.17.3.2.6.5. No emission at any point from any chimney or otherwise of visible smoke in excess of that permitted by the smoke control laws of Allegheny County is permitted.

130.17.3.2.6.6. No fly ash, dust, fumes, vapors, gases and other forms of air pollution emissions which can cause any excessive soiling at any point are permitted.

130.17.3.2.6.7. No discharge at any point into any private sewage disposal system or stream or into the ground of any materials in such a way or in such nature of temperature as can contaminate any water supply or otherwise cause the emission of dangerous or objectionable elements nor any accumulation of solid wastes conducive to the breeding of rodents or insects is permitted.

130.17.3.2.6.8. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.17.3.2.6.9. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.17.3.2.6.10. No industry which, by the nature of its USE, operation or activity, produces noise of objectionable character or volume is permitted.

130.17.3.2.6.11. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.17.3.2.6.12. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.17.3.2.6.13. No activities which use, produce or otherwise involve toxic waste are permitted. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.7. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See §130.8.3.2.2. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]**

130.17.3.2.8. LONG TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: Same as R3 ZONING DISTRICT. See §130.10.3.2.1. **[Added 11-5-84 by Ord. No. 1104; Amended 10-1-90 by Ord. No. 1453]**

130.17.3.2.9. LARGE COLLECTION FACILITIES and LIGHT PROCESSING FACILITIES.

130.17.3.2.9.1. LARGE COLLECTION FACILITIES.

130.17.3.2.9.1.1. Facility must be at least one hundred-fifty (150) feet from property zoned for residential use; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.2. Facility must be screened from the PUBLIC RIGHT-OF-WAY by operating: **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.2.1. In an enclosed BUILDING; **[Added 10-1-90 by Ord. No. 1453.]**

130.17.3.2.9.1.2.2. Within an area enclosed by a PRIVACY FENCE at least six (6) feet in height with landscaping along all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.3. All exterior storage of materials must be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or must be baled or palletized. Storage containers for flammable material must be constructed of non-flammable material. Oil storage must be in containers approved by the TOWNSHIP. No storage, excluding truck TRAILERS and overseas containers, will be visible above the height of the fencing; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.4. SITE must be maintained free of litter and any other undesirable materials, and cleaned of loose

debris on a daily basis; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.5. Noise levels may not exceed 60 dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed 70 dBA; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.6. If the facility is located within five-hundred (500) feet of property zoned for residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.7. Any containers provided for after-hours donation or recyclable materials must be at least fifty (50) feet from any property zoned or occupied for residential use, be of sturdy, rustproof CONSTRUCTION, have sufficient capacity to accommodate materials collected, and be secure from unauthorized entry or removal of materials; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.8. The containers must be clearly marked to identify the type of material that may be deposited; facility must display a notice stating that no material may be left outside the recycling containers; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.9. Facility must be clearly marked with the name and phone number of the facility operator and the hours of operation; IDENTIFICATION and INFORMATIONAL SIGNS will meet the standards of the ZONING DISTRICT; and DIRECTIONAL SIGNS, bearing no advertising message, may be installed with the approval of the TOWNSHIP, if necessary, to facilitate traffic circulation or if the facility is not visible from the PUBLIC RIGHT-OF-WAY; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.1.10. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of materials may be approved through the CONDITIONAL USE APPROVAL process at the discretion of the BOARD OF

COMMISSIONERS if noise and other conditions are met; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2. LIGHT PROCESSING FACILITIES: **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.1. Facility must be located at least one hundred-fifty (150) feet from property zoned for residential use; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.2. Processors shall operate: **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.2.1. In a wholly enclosed BUILDING except for incidental storage, or; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.2.2. Within an area enclosed on all sides by a PRIVACY FENCE or wall not less than eight (8) feet in height and landscaped on all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE or wall; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.3. Power-driven processing is permitted, if all noise level requirements are met. LIGHT PROCESSING FACILITIES are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated RECYCLABLE MATERIALS, and repairing of reusable materials; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.2.3.1. A LIGHT PROCESSING FACILITY may be no larger than forty-five thousand (45,000) square feet and may have no more than an average of two (2) outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.2. A LIGHT PROCESSING FACILITY may accept used motor oil for recycling so long as it does so in accordance with applicable

State and Federal laws, **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.3. All exterior storage of materials must be sturdy containers or enclosures which are covered, secured, and maintained in good condition, or must be baled or palletized. Storage containers for flammable material shall be constructed of non-flammable material. Oil storage must be containers approved by the TOWNSHIP. No storage, excluding truck TRAILERS and overseas containers, may be visible above the height of the fencing; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.4. SITE must be maintained free of litter and any other undesirable materials, be

cleaned of loose debris on a daily basis and be secured from unauthorized entry and removal of materials when attendants are not present; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.5. Noise levels may not exceed sixty (60) dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed seventy (70) dBA; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.6. If the facility is located within five hundred (500) feet of property zoned for residential use, it may not be in operation between 7:00 p.m. and 7:00 a.m. The facility must be administered by on-site personnel during the hours the facility is open; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.7. Any containers provided for after-hours donation of RECYCLABLE MATERIALS must be at least fifty (50) feet from any property zoned for residential use; shall be of sturdy, rustproof CONSTRUCTION; have sufficient capacity to accommodate materials collected; and be secure from unauthorized entry or removal of materials; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.8. The containers must be clearly marked to identify the type of material that may be deposited. Facility must display a notice stating that no material may be left outside the recycling containers; **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.9.3.9. No dust, fumes, smoke, vibration or odor above ambient level may be detectable on neighboring properties. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.10. PARKING FACILITIES: Same as C2 ZONING DISTRICT. See §130.15.3.2.12. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.11. Machine and repair shops for vehicles including vehicle repair shops in vehicle retail sales, rental and service establishments. **[Added 10-1-90 by Ord. No. 1453]**

130.17.3.2.11.1. Minimum size of VEHICLE REPAIR BAY: Twelve (12) FEET wide by eighteen (18) feet long with additional three (3) foot aisle in front or back of VEHICLE REPAIR BAY.

130.17.3.2.11.2. Not more than two (2) spaces per VEHICLE REPAIR BAY may be provided in tandem in a PARKING AREA completely enclosed by a six (6) foot PRIVACY FENCE with landscaping along all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE.

130.17.3.2.11.3. There shall be no outdoor storage of inoperable or damaged vehicles except in a fenced, landscaped PARKING AREA behind the FRONT LINE OF BUILDING of the PRINCIPAL STRUCTURE.

130.17.3.2.11.4. There shall be no outdoor parking or storage of inoperable or damaged vehicles on the LOT for longer than ten (10) working days.

130.17.3.2.11.5. All repairs and service shall be provided within an enclosed BUILDING.

130.17.3.2.12. MINI-WAREHOUSES **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.2.12.1. USE shall be limited to dead storage of goods not in active USE. The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited, including propane or gasoline engine or storage tanks or any boat or vehicle incorporating such components.

130.17.3.2.12.2. No activities other than rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.

130.17.3.2.12.3. Examples of activities prohibited in this district include but are not limited to the following:

130.17.3.2.12.3.1. Auctions, commercial wholesale or RETAIL sales, or miscellaneous or garage sales;

130.17.3.2.12.3.2. The servicing, repair, or fabrication of engines, motor vehicles, boats, trailers, lawn mowers, appliances, furniture, or other similar equipment;

130.17.3.2.12.3.3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;

130.17.3.2.12.3.4. The establishment of a transfer and storage business;

130.17.3.2.12.3.5. Any USE that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

130.17.3.2.12.4. All storage shall be within an enclosed BUILDING except vehicular storage, which may be permitted in a PARKING FACILITY as an AUTHORIZED MIXED USE.

130.17.3.2.12.5. An attendant shall be present twenty-four (24) hours per day for security purposes.

130.17.3.2.12.6. No door openings accessing storage units shall face an adjacent ZONING DISTRICT.

130.17.3.2.13. TELECOMMUNICATIONS TOWER **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.2.13.1. The equipment planned for the proposed TELECOMMUNICATIONS TOWER cannot be accommodated on existing or approved TELECOMMUNICATIONS TOWERS at a reasonable cost.

130.17.3.2.13.2. Other existing and approved TELECOMMUNICATIONS TOWER sites cannot practically accommodate the proposed TELECOMMUNICATIONS TOWER.

130.17.3.2.13.3. In addition to minimum YARD requirements, TELECOMMUNICATIONS TOWERS shall be set back from LOT LINES a minimum of twenty percent (20) of the height of the TELECOMMUNICATIONS TOWER or the distance between the TELECOMMUNICATIONS TOWER base and the guy wire anchors of the minimum YARD or PERIMETER SETBACK requirements, whichever is greater.

130.17.3.2.13.4. The TELECOMMUNICATIONS TOWER shall be designed to have the least practical adverse visual effect on the residential areas which can view it, as evidenced by compliance with the following:

130.17.3.2.13.4.1. The TELECOMMUNICATIONS TOWER shall have a galvanized finish or be painted silver above the top of surrounding trees and be painted green below treetop level.

130.17.3.2.13.4.2. The TELECOMMUNICATIONS TOWER shall comply with Federal Aviation Administration and Pennsylvania Bureau of Aviation painting and lighting standards.

130.17.3.2.13.4.3. The TELECOMMUNICATIONS TOWER shall not be artificially lighted unless required by the Federal Aviation Administration and Pennsylvania Bureau of Aviation.

130.17.3.2.13.5. Existing on-site vegetation shall be preserved to the maximum extent possible.

130.17.3.2.13.6. Where a SITE abuts a residential ZONING DISTRICT, PUBLIC property or STREET, a BUFFER AREA shall be provided at the SITE perimeter. The BUFFER AREA shall include a row of evergreen trees a minimum of six (6) feet in height.

130.17.3.2.13.7. The proposed USE shall comply with applicable Federal and State regulations. The APPLICANT shall request a written statement of compliance from the Federal Aviation Administration, Federal Communications Commission, and other regulatory agencies, such statement to be sent by the agency to the BOARD OF COMMISSIONERS of the TOWNSHIP. The APPLICANT shall provide to the TOWNSHIP a copy of the appropriate form submitted to each such agency, copy of a written request to each agency for a written statement of compliance, and a return receipt from each agency for delivery at least thirty (30) days prior to the PUBLIC HEARING of such APPLICATION and of such request for a written statement of compliance.

130.17.3.2.14. TRANSPORTATION SERVICES **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.2.14.1. There shall be no outdoor storage of inoperable or damaged vehicles except in a fenced, landscaped PARKING AREA behind the FRONT LINE OF BUILDING of the PRINCIPAL STRUCTURE.

130.17.3.2.14.2. There shall be no outdoor parking or storage of inoperable of damaged vehicles on the LOT for longer than ten (10) working days.

130.17.3.2.14.3. All repairs and service shall be provided within an enclosed BUILDING.

130.17.3.2.14.4. The provisions of Section 130.7.17.5. shall not apply to PARKING AREAS for vehicles used in the TRANSPORTATION SERVICE; however no PARKING SPACE for such a vehicle may be separated from a DRIVEWAY by more than one (1) other PARKING SPACE.

130.17.3.2.15. WASTE TRANSFER FACILITIES **[Added 9-7-93 by Ord. No. 1599]**

130.17.3.2.15.1. CONDITIONAL USE approval be conditioned upon the necessary permit being granted by the Pennsylvania Department of Environmental Protection.

130.17.3.2.15.2. The facility shall comply with all applicable Federal and State laws.

130.17.3.2.15.3. The facility must be located at least three hundred (300) feet from property zoned for residential USE.

130.17.3.2.15.4. The facility must be located at least fifty (50) feet away from any LOT LINE unless the operator demonstrates that actual processing of waste is not occurring within that distance.

130.17.3.2.15.5. Loading, unloading, storage, compaction and related activities shall be conducted in an enclosed BUILDING.

130.17.3.2.15.6. Noise levels shall not exceed sixty (60) dBA as measured at the LOT LINE of residentially zoned or occupied property, or otherwise shall not exceed seventy (70) dBA.

130.17.3.2.15.7. If the facility is located within five hundred (500) feet of property zoned for residential USE, it shall not be in operation between 7:00 p.m. and 7:00 a.m.

130.17.3.2.16. ESSENTIAL SERVICES. **[Entire Section Added 4-6-98 by Ord. No. 1761]**

130.17.3.2.16.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.17.3.2.16.2. All lights must be shielded and reflected away from abutting LOTS.

130.17.3.2.16.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.17.3.2.16.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.17.3.2.16.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.17.3.2.16.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.17.3.2.16.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in the duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.17.3.2.16.8. No activities producing heat, cold, dampness or movement of air, which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.17.3.2.16.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.17.3.2.16.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.17.3.2.16.11. No direct or sky-reflected glare, whether from floodlights or from high temperature

processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.17.3.2.16.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.17.3.2.17 OIL AND GAS DRILLING OPERATIONS: same as R1, 130.8.3.2.4. **[Added 11-8-10 by Ord. No. 2042]**

130.17.3.2.18. DISTRIBUTED ANTENNA SYSTEMS (DAS): same as R1, 130.8.3.2.5. **[Added 6-1-15 by Ord. No. 2136]**

130.17.3.2.19. BREWERIES AND DISTILLERIES **[Added 12-5-22 by Ord. No. 2243]**

130.17.3.2.19.1 BREWERIES and DISTILLERIES may contain a taproom or tasting room with limited food service and/or a retail use as an ACCESSORY USE provided the combined floor area of the ACCESSORY USES does not exceed 10% of the floor area of the BREWERY or DISTILLERY use.

130.17.3.2.19.2 The manufacturing or production of malted beverages or distilled spirits shall not occur during the hours of operation of any ACCESSORY USE.

PAGES 346-350 RESERVED FOR FUTURE USE.