

article X

I - Industrial District

SECTION 1000 PURPOSE

Industrial development has played a significant role in the history and growth of Spring City Borough. The purpose of the (I) Industrial District is to provide areas in the Borough for industrial activity to continue and expand without interference from incompatible land uses. Uses within this district are primarily restricted to industrial or industrial related enterprises which are not appropriate in other areas of the Borough. While residential uses are not generally permitted here, a mixed business/residential use will be considered if proposed as an adaptive-reuse of an otherwise under-utilized or vacant building, as recommended in the Spring City Borough Comprehensive Plan.

SECTION 1001 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no others:

A. Uses Permitted By Right

1. Manufacturing.
2. Wholesale business establishment.
3. Package distribution service.
4. Laboratory/research.
5. Laundry/ dry cleaning plant.
6. Linen, towel, and diaper service.
7. Industrial printing.
8. Storage or warehouse.
9. Contracting shops/offices.
10. Lumber yard.
11. Saw mill.
12. Fuel storage/distribution.
13. Professional services.
14. Offices.
15. Veterinary office (with or without outdoor kennels) (reference Section 1202.C9).
16. Catering establishment.
17. Repair shop.
18. Indoor gym/health club.
19. Service station/car wash (reference Section 1202.C7).
20. Automobile sales.
21. Automotive repair.
22. Truck/farm equipment sales.
23. Mini-warehouses (reference Section 1202.C4).
24. Mixed use (without residential) (reference Section 1202.C1).

25. Laundromat.
26. Utilities/substations (reference Section 1202.E1).
27. Emergency services.
28. Public transportation terminal.
29. Municipal building or use.
30. Public recreation.
31. Nonresidential accessory building.
32. Outside storage or display (reference Section 1202.F5).
33. Nursery/greenhouse.
34. Kennel (reference Section 1202.C9).
35. Antennas/masts/dish antennas (reference Section 1202.F6).
36. Off-street parking (reference Section 1202.F8).
37. Temporary structure (reference Section 1202.F3).
38. Temporary community event (reference Section 1202.F4).
39. Signs, in accordance with the provisions of Article XV.
40. Fences (reference Section 1202.F1).
41. Other enterprises similar to those aforementioned permitted uses, except noxious or hazardous uses which would be an endangerment to public health, safety, and welfare and which cannot meet the general performance standards of Section 1306.

B. Uses Permitted By Special Exception

1. Private club or lodge.
2. Commercial day care center (reference Section 1202.C5).
3. Private recreational facility.
4. Swimming pools (reference Section 1202.F1).
5. Junk yard (reference Section 1202.D2).

C. Conditional Use

1. Industrial complex (reference Section 1202.D1).
2. Mixed use (with residential) (subject to the conditions and criteria of section 1202.C1)

SECTION 1002 AREA AND BULK REGULATIONS

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk requirements shall apply:

A. Industrial Complex, Lumber Yard

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|----|---------------------------|----------|
| 1. | Minimum Lot Size | 2 acres |
| 2. | Minimum Lot Width | |
| | at building line | 150 feet |
| | at curb line | 100 feet |
| 3. | Minimum Front Yard | 50 feet |
| 4. | Minimum Side Yard | 30 feet |
| 5. | Minimum Rear Yard | 50 feet |
| 6. | Maximum Building Coverage | 40% |
| 7. | Maximum Lot Coverage | 60% |

B. All Other Principal Structures and Uses

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|----|---------------------------|--------------------|
| 1. | Minimum Lot Area | 20,000 square feet |
| 2. | Minimum Lot Width | |
| | at building line | 100 feet |
| | at curb line | 75 feet |
| 3. | Maximum Building Coverage | 40% |
| 4. | Maximum Lot Coverage | 70% |
| 5. | Minimum Front Yard | 40 feet |
| 6. | Minimum Side Yard | 15 feet |
| 7. | Minimum Rear Yard | 30 feet |
| 8. | Accessory Building | 20 feet |

SECTION 1003 HEIGHT REGULATIONS

No buildings shall exceed forty-five (45) feet in height, unless authorized by Special Exception. Structures supporting utility facilities are excluded from the provisions of this Section.

SECTION 1004 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the I Industrial District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.