

ARTICLE 500

INDUSTRIAL DISTRICTS

Statement of Intent

In addition to the general goals listed in the Preamble, the districts established in these regulations are intended to achieve the following:

To provide sufficient space, in appropriate locations, to meet the anticipated future needs for industrial activity with due allowance for the needs for a range in choice of sites.

To insure that the land most suitable for industrial and related activities will be available by prohibiting the use of such land for new residential development, and at the same time, to protect residences by separating them from such activities.

To protect industry against congestion by limiting the bulk of buildings in relation to the land around them and to one another, and by providing sufficient off-street parking and loading facilities for such developments.

To promote the most desirable use of land and direction of building development in accordance with a well considered plan, to promote stable industry, to strengthen the economic base, to protect the character of particular industrial areas and their peculiar suitability to uses, to conserve the value of land and buildings, and to protect local tax revenue.

To encourage the development of industrial parks through the provision of suitable regulations whereby a number of businesses may locate in a landscaped tract.

SECTION 501 I-1 PLANNED INDUSTRIAL DISTRICT

Specific Intent

In addition to the general goals listed in the Preamble and the Statement of Intent, it is the purpose of this Section to encourage planned industrial development which is free from offensive noise, vibration, smoke, odors, glare, hazards of fire or other objectionable

effects. Industries which can meet the standards imposed in this Section shall be permitted to locate in districts adjacent to commercial and residential adjoining districts, provided that adequate landscaping and screening are provided. Residential uses are not permitted in industrial zone areas.

While minimum lot sizes are required, emphasis will be placed upon meeting the required performance standards.

Industrial developers in the district are given the option of developing individual sites or industrial parks, in which the area and bulk regulations permit increased flexibility in developing industrial tracts thus assuring increased compatibility between similar uses.

501.1 Use Regulations

a. Uses By Right

In the I-1 Districts, land, buildings or premises shall be used by right for only one or more of the following:

1. Principal Uses:

- (a) Any use permitted by right in the C-1 District.
- (b) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (c) Communications antennas mounted on an approved communications tower, subject to Section 906.
- (d) Electronics and small parts assembly and/or manufacture.
- (e) Manufacture, compounding, processing or treatment of such products as: bakery goods, confectionaries, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products (except fish, sauerkraut, pickles, vinegar, yeast and the rendering of oils and fats).
- (f) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paperboard, plastic, semi-precious or precious metals or stones, marbles, metals, shell, straw, textiles, wood, yarn or paint.

- (g) Mini-warehouses/self-storage facilities.
- (h) Auto body and auto repair shops.
- (i) Wholesaling; storage buildings and warehousing of products permitted by right.
- (j) Research and development.
- (k) Contractor's offices; Contractor's yard.
- (l) Truck Terminals.
- (m) Essential Services.
- (n) Timber Removal, subject to Section 909.
- (o) Vehicle Sales and Service.

2. **Accessory Uses:**

- (a) Administrative activities and business offices incidental to an authorized principal use in this District.
- (b) Employee cafeteria or dining room.
- (c) Accessory buildings and uses customarily incidental to the uses authorized in this District.

b. **Conditional Uses:**

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standard and criteria listed below:

1. **Principal Uses:**

- (a) **Communications Tower**, subject to Section 907.
- (b) **Surface Mining**, subject to Subsection 1004.31.
- (c) **Correctional Institution**, subject to Subsection 1004.6.
- (d) **Oil and Gas Drilling**, subject to Subsection 1004.35.

c. Uses By Special Exception

The following uses shall be permitted by the Zoning Hearing Board in its sole discretion following review by the Planning Commission, subject to Subsection 1206.1 of this Ordinance and the following express standards and criteria:

1. Principal Uses:

- (a) Adult Businesses, subject to Subsection 1004.1.
- (b) Storage Trailers, subject to Subsection 1004.29
- (c) Junk Yard, subject to Subsection 1004.16.
- (d) Comparable Uses Not Specifically Listed, subject to Subsection 1004.5.

2. Accessory Uses:

- (a) Watchman's Facilities, subject to Subsection 1004.34.

501.2 Area and Bulk Regulations

a. Lot-By-Lot Development

The following regulations shall be observed for the development of individual industrial lots:

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|----|-----------------------|---|
| 1. | Lot size | 21,780 sq. ft. minimum (½ acre) |
| 2. | Lot width | 100 ft. minimum width |
| 3. | Lot coverage | 50% maximum |
| 4. | Building setback line | 35 ft. minimum |
| 5. | Side yards | 10 ft. minimum; corner lots shall provide 35 ft. to the side abutting the street. |
| 6. | Rear yard | 15 ft. minimum |
| 7. | Height of building | 40 ft. maximum |

b. **Planned Industrial Development (Industrial Parks)**

The following regulations shall be observed for the development of industrial parks:

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|-----|------------------------------|-----------------------------------|
| 1. | Site Area | 174,240 sq. ft. (4 acres) minimum |
| 2. | Lot size | 10,000 sq. ft. minimum |
| 3. | Lot width (highway frontage) | 500 ft. minimum |
| 4. | Lot coverage | 50% maximum |
| 5. | Distance between buildings | 50 ft. minimum |
| 6. | Front Yard Setbacks: | |
| | Improvement setback line | 20 ft. minimum |
| | Building setback line | 50 ft. minimum |
| 7. | Side yards | |
| | Perimeter of Site: | 100 ft. minimum |
| | Interior Lots: | 10 ft. minimum |
| 8. | Rear yard | |
| | Perimeter of Site: | 100 ft. minimum |
| | Interior Lots: | 35 ft. minimum |
| 9. | Individual building length | 400 ft. maximum |
| 10. | Building height | 35 ft. maximum |
| 11. | Paved areas | 35% maximum |

501.3 **Off-street Parking Regulations**

As required by Subsection 902.6 of this Ordinance.

501.4 **Off-street Loading Regulations**

a. **Standards:**

As required by Subsection 902.7 of this Ordinance.

d. Requirements:

Required off-street loading spaces for new construction, enlargement or change in use for all uses which receive deliveries by tractor trailer shall conform to the following:

All Principal Uses:

Floor Area of Building	Requirement
Up to 20,000 s.f.	1
20,000 - 50,000 s.f.	2
50,000 - 80,000 s.f.	3
Over 80,000 s.f.	3 plus 1 for each additional 100,000 s.f. or fraction thereof.

501.5 Design and Performance Standards

As required by Sections 904 and 905 of this Ordinance.

501.6 Procedure for Approval

All uses in the I-1 District shall be subject to approval of a Land Development Plan as required by the Borough of Jefferson Hills Subdivision and Land Development Ordinance.

501.7 Buffers Required Adjacent to Residential and Conservation Districts

Along all property lines adjoining any "R", Residential District or a C-D, Conservation District, a buffer area shall be provided which shall be a minimum of fifteen (15) feet in depth as measured from the property line and which shall be comprised of two (2) rows of plantings, comprising a high level and low level screen, consisting of a mix of sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous plant materials. The low level screen shall be a minimum of three (3) feet in height at the time of planting and the high level screen shall be a minimum of six (6) feet in height at the time of planting. Plant materials shall be staggered in such a manner to provide a minimum sixty percent (60%) opaque visual barrier.

SECTION 502 I-2 HEAVY INDUSTRIAL DISTRICT

Specific Intent

In addition to the general goals listed in the Preamble and the Statement of Intent, it is the purpose of this Section to provide industrial locations for plants which require a large area for their operations along the Monongahela River and which are normally undesirable adjacent to residential and commercial areas.

502.1 Use Regulations

a. Uses by Right

In I-2 District, land, buildings or premises shall be used by right for only one or more of the following:

1. Principal Uses:

- (a) Any use permitted by right in the I-1 District, except uses authorized in the C-1 District.
- (b) Manufacture of food products, chemicals and chemical products, rubber and plastic products, stone, clay and glass products, primary metal products, fabricated metal products, machinery including electrical machinery; salvage yard, other than junk yard and essential services.
- (c) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (d) Communications antennas mounted on an approved communications tower, subject to Section 906.
- (e) Timber Removal, subject to Section 909.

2. Accessory Uses:

Only the following accessory uses shall be permitted:

- (a) Research and development;
- (b) Administrative activities and business offices incidental to the authorized principal uses in the District;

- (c) Employee cafeteria or dining room;
- (d) Accessory buildings and uses customarily incidental to the uses authorized in this District.

b. Conditional Uses:

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below:

1. Principal Uses:

- (a) Communications Tower, subject to Section 907.
- (b) Adult Businesses, subject to Subsection 1004.1.
- (c) Oil & Gas Drilling, subject to Subsection 1004.35.

c. Uses by Special Exception

The following uses shall be permitted by the Zoning Hearing Board in its sole discretion following review by the Planning Commission, subject to Subsection 1106.1 of this Ordinance and the following express standards and criteria:

1. Principal Uses:

- (a) Any on-site retail sales or on-site distribution of products related to the permitted uses authorized in this District, subject to Subsection 1004.2.
- (b) Comparable uses not specifically listed, subject to Subsection 1004.5.

2. Accessory Uses:

- (a) Storage Trailers, subject to Subsection 1004.29.
- (b) Watchman's Facilities, subject to Subsection 1004.34.

502.2 Area and Bulk Regulations

For all uses in this District, the following regulations shall be observed:

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|----|-----------------------|---|
| 1. | Lot size | 43,560 sq. ft. minimum (1 acre) |
| 2. | Lot width | 150 ft. minimum at right-of-way and building setback lines. |
| 3. | Lot coverage | 40% maximum |
| 4. | Building setback line | 50 ft. minimum |
| 5. | Side yards | 25 ft. minimum; corner lots shall provide 40 ft. to the side abutting the street. |
| 6. | Rear yard | 25 ft. minimum |
| 7. | Height of building | 60 ft. maximum |

502.3 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

502.4 Off-street Loading Regulations

a. Standards:

As required by Subsection 902.7 of this Ordinance.

b. Requirements:

As required by Subsection 501.4 of this Ordinance.

502.5 Design and Performance Standards

As required by Sections 904 and 905 of this Ordinance.

502.6 Procedure for Approval

Uses in the I-2 District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Ordinance.