

311.11 TABLE - IP INDUSTRIAL PARK**A. PERMITTED USES**

1. Wholesale, warehousing and storage.
2. Highway freight, transportation and warehousing.
3. Transportation terminals.
4. Distributing plants, beverages, bottling and/or distribution.
5. The manufacturing, compounding, processing/packaging, treatment and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food and kindred products.
6. Laboratories devoted to research, design, experimentation, processing and fabrication incidental thereto.
7. Utility operations (electric and gas company operations, sewer and water authorities).
8. Radio and television facilities and operations, telephone exchange and transformer stations.
9. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstering shop, laundry and clothes cleaning establishments, printing shop or publishing plant.
10. Building material supplies, but not including stone crushing or concrete mixing.
11. Assembly, manufacturing, compounding, processing, packaging or treatment uses or processes which produce or emit dust, smoke, toxic or noxious odors, gases, fumes and noise levels which are in conformance with Environmental Protection Agency and Pennsylvania Department of Environmental Resources standards.
12. Office buildings and buildings used for research and development (R&D) facilities.
13. Antennae attached to pre-existing personal wireless facility, smoke stack, water tower, or any other similar structure.

B. ACCESSORY USES

The following accessory uses shall be permitted in an Industrial Park District provided that the buildings and accessory buildings and uses comply with all requirements of other districts in which they are normally permitted.

1. Cafeteria or restaurants specifically designed and intended for use by those employees and management of permitted uses in Industrial Park District.
2. Bowling alleys, auditoriums, meeting rooms, or other buildings primarily intended for the mutual use of the permitted uses located within the District, for meetings,

programs, displays, recreation and other such uses as the users of the District may deem necessary. These facilities shall be prohibited for use by organizations, clubs and fraternities not specifically associated with businesses in the District.

- 3. Outdoor recreational facilities designed and intended for use by employees and management of those permitted uses within the District. These facilities and associated uses shall comply with all requirements of this Section in respect to front yard, side yard and rear yard clearances. The facilities, if lighted, must be shielded away from any thoroughfares and residential districts.
- 4. Heliports, provided that the same are licensed by the Pennsylvania Department of Transportation, Bureau of Aviation, and meet minimum requirements specified by the Federal Aviation Administration or other governing agency.

312 RESERVED

313 LOT, YARD AND HEIGHT REQUIREMENTS

The minimum lot area per family, maximum coverage by buildings and structures, minimum depth of front yard, minimum depth of rear yard, side yard requirements and maximum height of structures for each district shall be as specified in Table 313.01 and Table 313.02.