

ARTICLE XI

"M-1" LIGHT INDUSTRIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022

§20-1101. Purpose

The purpose of the M-1 District is to provide for light industrial uses and those commercial uses which are compatible with such permitted industrial establishments. These uses shall comply with the development standards of this Article and the performance standards identified in Section 20-1402 and shall be buffered from adjacent uses. This district's primary focus is to provide a park-like setting for industries with similar characteristics that may permit some flexibility in design and layout in concert with the site's natural features.

§20-1102. Principal Permitted Uses

- A. Motor vehicle fuel dispensing facility, including those with convenience stores, requiring the same restrictions as in the "C-2", Highway Commercial District.
- B. Bakery.
- C. Building materials sales yard and lumber yard, including sale of rock, sand, gravel and the like as an incidental part of the main business.
- D. Distribution plants, parcel delivery and service industries.
- E. Warehouse/self-storage.
- F. Contractors equipment storage yard or plant or rental equipment commonly used by contractors.
- G. Greenhouses and landscape nursery and contractors sales and service.
- H. Machine shop and machinery repair and sales.
- I. Manufacture of article and merchandise from the following prepared material: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yard and paint not employing a boiling process.
- J. Manufacture and fabrication of light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
- K. Manufacture and maintenance of electrically

generated signs and commercial advertising structures.

- L. Plumbing, heating or electrical contracting business.
- M. Wholesale business.
- N. Motor vehicle service and/or repair, including heavy equipment. (See Section 20-1417)
- O. Box factory.
- P. Freight or truck yard or terminal.
- Q. Extraction of minerals or soils, quarry or landfill in accordance with Section 20-1407.
- R. The manufacturing, compounding, assembly or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs and food products except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.
- S. Electrical, optical and textile manufacturing.
- T. Carpenter, cabinet making, furniture repair and upholstering.
- U. Neighborhood convenience retail stores servicing the neighborhood, including the sale of food, drugs, clothing, flowers, notions, hardware, confections, books, magazine, newspapers, stationary and secondary small household articles.
- V. Forestry.
- W. Motor vehicle sales and rental, including heavy equipment. (See Section 20-1417)
- X. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- Y. Container storage area (See Section 20-1416 and Section 1508A.34)
- Z. Sales and service of new and used manufactured housing.
- AA. Home occupation pursuant to all regulations set forth in Section 20-1404.

§20-1103. Permitted Accessory Uses

Offices, restaurants, recreation, museum or hospital provided it is incidental to a permitted use and other accessory uses and structures customarily accessory and incidental to any principal or conditional use.

- A. Off-street parking and loading as regulated in Article XVII.
- B. Signs as regulated in Article XVIII.
- C. Equipment/storage building.
- D. Gatehouse/guardhouse.
- E. Storage garage.

§20-1104. Conditional Uses

- A. Light industrial uses similar to any principal uses listed above, but not specifically listed and subject to the performance and site standards of this Chapter. (See Section 20-1508A.18)
- B. Commercial recreational areas. (See Section 20-1508A.4)
- C. Self-storage facility. (See Section 20-1508A.31)
- D. Communication Facility when co-location is proposed or as a stand-alone structure. (See Section 20-1508A.29 or Section 20-1508A.30, as applicable)
- E. Oil and Gas Extraction subject to all requirements set forth in the Overlay Districts, Section 20-1301 et. seq. and also set forth in Article XV, Conditional Use Standards, Section 20-1508A.33.
- F. Natural gas compressor stations. (See Section 20-1402 and Section 20-1415)
- G. Natural gas processing plants. (See Section 20-1402 and Section 20-1415)

§20-1105. Lot Area, Yard and Height Requirements

- A. Minimum Lot Size - One (1) acre and as necessary to comply with yard, off-street parking, loading and unloading and height regulations as set forth herein.
 - 1. Minimum Yard Setbacks: When abutting a residential district, the yard shall be as follows:
 - a. Rear yard depth - One hundred (100) feet.
 - b. Front yard depth - One hundred (100) feet from street right-of-way line.
 - c. Side yard depth - One hundred (100) feet.
 - d. Buffer yard width - as per Section

20-1405.

- B. When not adjoining or abutting a residential district, the yards shall be as follows:
 - 1. Front yard - Fifty (50) feet from street right-of-way line
 - 2. Side yard - Twenty (20) feet.
 - 3. Rear yard - Twenty-five (25) feet
 - 4. Buffer yard width - as per Section 20-1406.
- C. Minimum Lot Frontage - One hundred (100) feet
- D. Maximum Lot Coverage
 - 1. Sixty (60) percent
 - 2. Of the remaining forty (40) percent of the land area, at least half of it shall be in open space land covered with a vegetative material and shall not be used for general circulation of vehicles, storage, parking, loading or rail sidings.
- E. Maximum Building Height - No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.
- F. Site Development Standards - In addition to the regulations of the Nonresidential Performance Standards in Section 20-1402, any permitted principal, accessory or conditional use shall be subject to the following:
 - 1. Structure - It shall be carried on only in buildings classified as fire resistant and be carried on in such a manner with such precautions against fire and explosion as to produce no exposure hazard to a use on an adjacent property.
 - 2. Water Use - Water may be drawn from underground sources provided the well is set back more than one hundred and fifty (150) feet from the boundary of the "M-1" Light Industrial District.
 - 3. Liquid Waste - Permit from Department of Environmental Protection and the Butler Area Sewer Authority agreeing to accept the waste flow.
 - a. All requirements of the Pennsylvania Department of Environmental Protection shall be met in the construction and operation of all

- on-site industrial liquid sewage disposal plants.
- b. If an industrial operation is connected to a public sewage system, the owners shall provide the operators of the public sewage system a chemical analysis of the proposed sewage, and the operator has the right to refuse entrance into the system of any sewage components that may interfere with normal cycle of the sewage treatment plant.
 - c. In no case shall liquid wastes be dumped or permitted to flow or seep into a stream or drainage way.
 - d. Liquid wastes that cannot be disposed of on the site shall not be permitted to accumulate and shall be removed off-site at least once per week.
4. Solid Waste - Solid wastes shall not be permitted to accumulate in an open storage area on any property, and shall be disposed of on a bi-weekly basis, minimum.
 5. Hazardous Waste - Hazardous waste shall not be permitted to accumulate on any property, and their disposal shall be in compliance with applicable Commonwealth of Pennsylvania Hazardous Waste regulations.
 6. Remainder of Property - All areas of any industrial property not covered by buildings or pavement shall be planted in grass or other ground cover or landscaped.
 7. Oil and Gas Operations:
 - a. All extractive mineral facilities including oil and natural gas, shall comply with the provisions of Section 20-1402 and applicable provisions of Section 20-1415.
 - b. All compressor stations and processing plants shall comply with the provisions of Section 20-1402 and applicable provisions of Section 20-1415.
 - c. All oil and gas related uses shall comply with current provisions of Act 13, an amendment to the Oil and Gas Act, applicable to such uses.
- d. Minimum lot sizes for certain oil and gas operations are as follows:
 - 1) Compressor stations* - 3 acres
 - 2) Processing plants* -5 acres

*See also Article VIII
Environmental Performance
Standards of Chapter 14,
Subdivision and Land
Development.