

ARTICLE XII

"M-2" HEAVY INDUSTRIAL DISTRICT

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

§20-1201. Purpose

The purpose of the M-2 District is to provide sites for those industrial and manufacturing uses which include processes which generate products and/or by-products which may be detrimental to the health and safety of the Township residents. Parcels shall be large enough to accommodate adequate buffering from surrounding properties.

§20-1202. Principal Permitted Uses

- A. Any "M-1", Light Industrial District, "Principal Permitted Uses".
- B. Book bindery.
- C. Bottling works.
- D. Municipal waste landfill.
- E. Wholesale business.
- F. Public utility service yard or electrical receiving or transforming station.
- G. Rail facilities to include railroad yards, repair shops and roundhouse.
- H. Brewery.
- I. Brick, tile, pottery or terra cotta manufacturing.
- J. Building, moving and demolition establishment.
- K. Concrete or asphalt batch plant.
- L. Fabrication of wire.
- M. Food products process, manufacturing and packing.
- N. Lime kilns.
- O. Foundries and steel mills.
- P. The manufacture of transportation equipment.
- Q. Forestry.
- R. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- S. Home occupation pursuant to all regulations set forth in Section 20-1404.

§20-1203. Permitted Accessory Uses

- A. All accessory uses permitted in the "M-1" Light Industrial District.

- B. All accessory uses customarily incidental to any permitted principal use.
- C. The storage of explosives, gasoline, oil and other inflammables incidental to any permitted use shall be stored in underground tanks or vaults or otherwise stored to provide maximum safety to workmen and the community.
- D. Storage garage.

§20-1204. Conditional Uses

- A. Any uses similar to any principal use but not specifically listed and not otherwise prohibited by law or the development standards or any article of this Chapter. (See Section 20-1508A.19)
- B. The manufacturing, compounding, processing or treatment of food products, including fish and meat products, sauerkraut, vinegar, yeast and the refining of fats and oils. (See Section 20-1508A.20)
- C. Manufacture or processing of fertilizer, wood pulp, disinfectants or soap. (See Section 20-1508A.20)
- D. Self-storage unit. (See Section 20-1410 and Section 20-1508A.31)
- E. Junkyard. (See Section 20-1508A.27)
- F. Adult entertainment establishment. (See Section 20-1508A.16)
- G. Communication Facility when co-location is proposed or as a stand-alone structure. (See Section 20-1508A.29 and Section 1508A.30)
- H. Oil and Gas Extraction subject to all requirements set forth in the Overlay Districts, Section 20-1301 et. seq. and also set forth in Chapter 20, Article XV, Section 20-1508A.33, Conditional Use Standards.
- I. Any "M-1", Light Industrial District, "Conditional Uses".

§20-1205. Lot Area, Yard and Height Requirements

- A. Minimum Lot Size - Two (2) acres.
- B. Minimum Yard Setbacks
 - 1. When abutting a residential district the yards shall be as follows:
 - a. Front yard - One hundred and fifty (150) feet from street right-of-way line.

- b. Side yard - One hundred and fifty (150) feet.
 - c. Rear yard - One hundred and fifty (150) feet.
 - d. Buffer yard width - Twenty-five (25) feet and considered part of the required one hundred and fifty (150) foot yard.
2. When not abutting a residential district, the yards shall be as follows:
- a. Front yard - Sixty (60) feet from street right-of-way line.
 - b. Side yard - Twenty-five (25) feet (2 required) except when the property line is a railroad spur used to service the structure(s) on the property.
 - c. Rear yard - Twenty-five (25) feet.
- C. Minimum Lot Frontage - One hundred and fifty (150) feet.
- D. Maximum Lot Coverage
- 1. Sixty (60) percent.
 - 2. At least half of the remaining forty (40) percent of the land area 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. Development Standards - Development standards shall be as outlined in Section 20-1105 F and 20-1402 of this Chapter.
- 1. 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.