

## Part 11

### Industrial, Special Use District (ISU)

#### §27-1101. Purpose and Specific Intent.

1. In the event of development of certain uses in the Township, those uses may not be so confined by performance standards as to make them compatible with the general uses and development envisioned in the other districts described in this Chapter. Therefore, certain uses were separated and provision was made for their inclusion in this Industrial Special Use District (ISU). These uses, by their nature, are incompatible with the uses provided in the other districts of the Township. The allowance of these uses within other districts would tend to limit development of those districts, thus discouraging efficient use of land and eroding the tax base and economic value of those zoning districts. To address these incompatible uses, an additional zoning district, designated the Industrial Special Use (ISU) District is provided.

2. Because it is impossible to anticipate every conceivable use that may arise, any use not otherwise provided for in the various other zoning districts and not constituting a nuisance per se, is permitted as a conditional use in the ISU District. These other uses have major environmental impacts that will tend to be injurious to surrounding development. Such uses include, but are not limited to, mining and quarrying; solid waste treatment storage and disposal facilities; waste transfer stations; landfills; airport; private or utility power production in excess of 500KW; and storage facilities for methane gas. These similar uses are relegated to the Industrial Special Use (ISU) District.

#### §27-1102. Use Regulation; General; All Uses.

1. *Uses by Right.* A building or group of buildings may be erected, altered or used and the land itself may be used for any one or combination of the following uses by right and no other:

- A. London Grove Township municipal uses.
- B. Wholesale sales, storage and distribution.
- C. Any use permitted by right in the I District. Except:

- (1) Auto and truck sales.
- (2) Contractor establishments.
- (3) All those uses prohibited in the Ground Water Protection District.

- D. Institutional and religious uses.
- E. Municipal waste disposal or processing facility.
- F. Recycling facility.
- G. Yard waste composting facility.
- H. Wind and solar farms.

2. *Uses by Condition.* A building may be erected, altered or used and the land itself may be used for any one or group of buildings in combination of the following uses upon the grant of a conditional use approval by the Board of Supervisors, although none of these uses are permitted under any circumstances within the Ground Water Protection District.

- A. Mining and quarrying.
- B. Public service facilities/structures, owned by a public entity or any institutional use permitted in the Institutional District.
- C. Any other nonresidential use not otherwise provided for and not inherently a public or private nuisance.
- D. Commercial Composting Processing Operations and Agricultural Composting Processing Operations in accordance with the provisions in Part 18.
- E. Large truck and tractor-trailer wash facilities.
- F. All other uses not specifically provided for in any of the other zoning districts.

G. Communication tower.

3. *Uses by Special Exception.* A building or group of buildings may be erected, altered or used and the land itself may be used for any one or combination of the following uses upon the grant of a special exception by the Zoning Hearing Board, although none of these uses are permitted under any circumstances within the Ground Water Protection District.

A. Crematoriums.

B. Junkyards and/or disposal facilities.

C. Industrial or construction equipment, operation and maintenance training facilities, or other facilities where the instruction in operating heavy equipment occurs.

D. Any use permitted by special exception in the I District.

4. *Accessory Uses.* A building may be erected, altered or used and the land itself may be used for any one of the following uses as accessory uses:

A. Apartments and/or residences to be used and occupied only by guards or other persons who are required by both the nature of their work and the policy of the owner or operator of the facility to reside upon the premises, and their respective families.

B. Retail sales when accessory to wholesale or manufacturing uses on the same lot.

C. Other accessory uses to uses permitted in subsection 1, 2 or 3 above.

D. Offices, provided that they shall be exclusively utilized in support of the principal use.

E. Agricultural and employee housing.

F. Municipal waste disposal or processing facility.

G. Recycling facility.

H. Yard waste composting facility.

**§27-1103. Design Regulations: General; All Uses Except Commercial Composting Processing Operations, Agricultural Composting Processing Operations and Municipal Waste Disposal or Processing Facilities, Recycling Facilities, and Yard Waste Composting Facilities)**

1. Minimum lot size shall conform to the following standards:

A. In no event shall the minimum lot size be less than 2 acres for the permitted by right.

B. In no event shall the minimum lot size be less than 5 acres for the uses permitted by conditional use.

C. In no event shall the minimum lot size be less than 10 acres for the uses permitted as a special exception.

2. Perimeter setbacks shall conform to the following standards:

A. *General.* Unless exempted under paragraph C below there shall be a perimeter setback of 200 feet, except where property adjoins other ISU District lands, then a 100-foot setback from those lands shall be allowed. Except for entrance and exit driveways, no building or other above-ground structure, other than lighting and other utility standards, curbs and approved signs, shall be installed within the perimeter setback area. Ground level parking facilities or areas may be constructed with a 50-foot setback from the perimeter.

B. The perimeter setback for public service facilities/structures shall be established by the Board of Supervisors during the conditional use review approving such use, but in no case shall be less than 100 feet.

C. *Exemptions.* The Zoning Hearing Board may, by variance or special exception, or the Board of Supervisors, by conditional use review, reduce perimeter setbacks to an amount not less than 50 percent of the required perimeter setback along all or part of the mandated rear or side lot lines (but not along any street line or district line) where the applicant affirmatively proves to the satisfaction of either Board all of the following factors:



B. Communication or power transmission towers or antennas, water towers, fire observation platforms or silos for the storage of grains or other materials shall not exceed 80 feet in height from the natural grade, prior to any earth moving.

C. The Board of Supervisors may authorize, as a conditional use, buildings and/or structures not included in paragraph B above to a height not exceeding 60 feet, provided the applicant demonstrates conformity to all applicable standards set forth in this Chapter and also establishes by presentation of suitable evidence acceptable to the Board (which shall include, but need not be limited to, a certificate of the Chief of the fire company having first call jurisdiction over the subject premises, certifying such) that any portion of the building or structure higher than 35 feet is adequately protected by in-place firefighting equipment to be installed by and at the expense of the applicant.

6. The applicant shall demonstrate compliance with the applicable provisions of this Chapter relating to design standards, including, but not limited to access, parking, signs, sight triangles at points of entrance and exit, as well as exterior lighting and parking lot construction.

7. No subdivision shall be permitted between buildings and/or structures which would create a non-conformity, or be determined to be insufficient area to comply with use and bulk standards of this Part.

8. The applicant shall for uses authorized by Condition or Special Exception hereof, demonstrate compliance with all specific performance standards set forth in the General Design and Performance Standards of this Chapter.

**§27-1104. Design Regulations for Municipal Waste Disposal or Processing Facilities, Recycling Facilities and Yard Waste Composting Facilities.**

1. Municipal waste disposal facilities shall not exceed 680 feet above mean sea level.

2. Municipal waste disposal or processing facilities, recycling facilities and yard waste composting facilities are required to comply with the dimensional requirements contained in the Pennsylvania Solid Waste Management Act, 35 P.S. §6018.101 *et seq.*, and implementing regulations, 25 Pa.Code §271.1 *et se.*, and any applicable permit issued by the Pennsylvania Department of Environmental Protection, unless such dimensional requirements are waived as provided for in the

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