

CHAPTER 12

“M” - MANUFACTURING ZONE

Section 12.01 - PERMITTED USES

Any area within the “M” Zone will be considered for such uses as light manufacturing or processing operations, warehouses, research and office buildings, subject to the following conditions:

- A. All operations shall be conducted within enclosed structures.
- B. Exterior yard storage shall be screened on sides and rear by a solid uniformly finished and maintained wooden or masonry wall or fence of durable material or a well maintained greenbelt, each of which shall be no less in height than the enclosed storage, loading activities or accessory structures or trucks except landscaping. The Planning Commission may modify this screening requirement as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.
- C. No unusable or abandoned cars shall be stored in the open.
- D. All new structures permitted in this zone shall have a front yard of at least fifty (50) feet.
- E. No parking of vehicles will be allowed in front of the set back.
- F. The maximum height of buildings shall be thirty-five (35) feet or two and one-half (2 ½) stories.
- G. Off street parking, loading and unloading space shall be provided as required in Chapter 14.
- H. Site Plan Review is required and shall be applied for under provisions of Chapter 17.

Section 12.02 - OFFENSIVE AND HAZARDOUS EMISSIONS

No use shall discharge any produced dust, smoke, or odorous matter or toxic fumes; physical vibrations; or, heat or glare beyond the boundaries of the premises. No noise created from any use in the Manufacturing Zone shall be allowed that would cause a nuisance to an adjacent Residential Zone.

Section 12.03 - USE REGULATIONS

Any application under this Section shall be made to the Planning Commission as provided in Section 19.07 and accompanied by a development plan as required in Chapter 17 detailing the effects of the operations on traffic; on water and air pollution; on noise and glare conditions; on fire and safety hazards; on emission of dangerous or obnoxious matter; and on the proposed treatment of any such conditions to maintain the same within the limitations of the Ordinance. It shall show the plans for disposal of sewage and all industrial wastes. It shall specify the fuels to be used, including smoke and pollution control.

Section 12.04 - PERMITTED USES BY SPECIAL USE PERMIT (SPECIAL EXCEPTION)

Uses permitted when authorized by special use permit (special exception). The following use of land and structures may be permitted by the application to the Planning Commission for the issuance of a special use permit (special exception Chapter 19, Section 19.07) when specified procedures and requirements, as outlined in the article and section cited, are complied with:

Marine Repair Facility

Section 12.05 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.

