

ARTICLE XII

M-1 GENERAL INDUSTRIAL DISTRICT

SECTION 1200 PURPOSE

The purpose of the M-1, General Industrial District is to encourage the continuation and revitalization of general industrial uses in those areas of the Township which have already been established for these uses.

SECTION 1201 AUTHORIZED USES

In the M-1, General Industrial District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Automobile Service Station
- b. Business and Professional Offices
- c. Business Services
- d. Commercial Schools
- e. Contracting Business and Contractor's Yard
- f. Essential Services
- g. Supply Yard
- h. Manufacturing
- i. Mini-Warehouse or Self-Storage Buildings
- j. Printing
- k. Repair Shop
- l. Research and Development
- m. Truck and Heavy Equipment Repair
- n. Truck Terminal
- o. Vehicle Accessory Sales and Installation
- p. Vehicle Rental, Sales and Service
- q. Vehicle Repair Garage
- r. Warehousing and Distribution
- s. Wholesale Business

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Retail Sales of Products Produced On-Site

3. Accessory Uses, continued
 - e. Fences, subject to Section 1503
 - f. Home Office or Home Occupation in a Dwelling which is a Nonconforming Use
 - g. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507

B. CONDITIONAL USES

1. Principal Uses

- a. Adult Businesses, subject to §1403.1
- b. Billboards, subject to §1403.5
- c. Commercial Communications Tower, subject to §1403.11
- d. Noncommercial Recreation, subject to §1403.28
- e. Public Recreation, subject to §1403.28
- f. Public Buildings, subject to §1403.9
- g. Public Utility Building or Structure, subject to §1403.29

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Junk Yard, subject to §1403.20
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32
- c. Comparable Uses Not Specifically Listed, subject to §1403.13

2. Accessory Uses

None

SECTION 1202 AREA AND BULK REGULATIONS

In the M-1, General Industrial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

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| A. MINIMUM LOT AREA: | 40,000 sq. ft. |
| B. MINIMUM LOT WIDTH: | 150 feet |
| C. MAXIMUM LOT COVERAGE: | 60% |

D.	MINIMUM FRONT YARD:	
	Arterial Street:	100 feet
	Collector Street:	50 feet
	Local Street:	50 feet
E.	MINIMUM REAR YARD:	
	Principal Structures:	
	Adjoining Any "R" District:	100 feet
	All Others:	50 feet
	Accessory Structures:	50 feet
F.	MINIMUM SIDE YARD:	
	Principal Structures:	
	Adjoining Any "R" District:	100 feet
	All Others:	30 feet
	Accessory Structures:	30 feet
G.	SPECIAL YARD REQUIREMENTS:	See Section 1503
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories and no more than 45 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1505
SECTION 1103	PARKING AND LOADING	See Article XVI
SECTION 1104	SIGNS	See Article XVII
SECTION 1105	SCREENING AND LANDSCAPING	See Section 1502
SECTION 1106	STORAGE	See Section 1509