

**ARTICLE XI
H-I HEAVY INDUSTRIAL DISTRICT**

1100 PURPOSE

The purpose of this District is to encourage the continuation and revitalization of heavy industry in those areas of the Township which have already been established for these uses.

1101 AUTHORIZED USES

In the H-I, Heavy Industrial, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- (a) Business and Professional Offices
- (b) Business Services
- (c) Commercial Schools
- (d) Contracting Business and Contractor's Yard
- (e) Custom Crafting, including, inter alia, on-site wood work and assembly with mail order service and retail with storage
- (f) Essential Services
- (g) Lumber Yard
- (h) Manufacturing
- (i) Mini-Warehouse or Self-Storage Buildings
- (j) Printing
- (k) Public Parking Lot or Garage
- (l) Railroad Yard
- (m) Repair Shop
- (n) Research and Development
- (o) Service Station, Automobile
- (p) Truck and Heavy Equipment Repair
- (q) Truck Terminal
- (r) Upholsterer
- (s) Vehicle Accessory Sales and Installation
- (t) Vehicle Rental, Sales and Service
- (u) Vehicle Repair Garage
- (v) Warehousing
- (w) Wholesaling

2. Accessory Uses

- (a) Signs, subject to Article XVIII
- (b) Offstreet Parking and Loading, subject to Article XVII
- (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.

2. Accessory Uses (Continued)
 - (d) Fences, subject to §1603
 - (e) Home Office or Home Occupation in a Dwelling which is a Nonconforming Use
 - (f) Temporary Construction Trailer, Model Home or Sales Office, subject to §1607

B. CONDITIONAL USES

1. Principal Uses
 - (a) Adult Businesses, subject to §1503.1
 - (b) Billboards, subject to §1503.4
 - (c) Landfill, subject to §1503.17
 - (d) Mineral Removal, subject to §1503.20
 - (e) Noncommercial Recreation, subject to §1503.25
 - (f) Public Recreation, subject to §1503.25
 - (g) Public Buildings, subject to §1503.7
 - (h) Public Utility Installation, subject to §1503.26
 - (i) Slaughterhouse, subject to §1503.31

C. USES BY SPECIAL EXCEPTION

1. Principal Uses
 - (a) Junk Yard, subject to §1503.28
 - (b) Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33
 - (c) Comparable Uses Not Specifically Listed, subject to §1503.10
2. Accessory Uses

None

1102 AREA AND BULK REGULATIONS

In the H-I, Heavy 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 XV.

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| A. | MINIMUM LOT AREA: | 40,000 square feet |
| B. | MINIMUM LOT WIDTH: | 100 feet |
| C. | MAXIMUM LOT COVERAGE: | 65% |

D.	MINIMUM FRONT YARD:	35 feet
E.	MINIMUM REAR YARD:	
	Principal Structures:	
	Adjoining Any "R" District:	75 feet
	All Others:	40 feet
	Accessory Structures:	20 feet
F.	MINIMUM SIDE YARD:	
	Principal Structures:	
	Adjoining Any "R" District:	75 feet
	All Others:	20 feet
	Accessory Structures:	20 feet
G.	SPECIAL YARD REQUIREMENTS:	See Section 1603
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1604
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 1605
1103	PARKING AND LOADING	See Article XVII
1104	SIGNS	See Article XVIII
1105	SCREENING AND LANDSCAPING	See Section 1602
1106	STORAGE	See Section 1609