

ARTICLE XI

(M-1) GENERAL MANUFACTURING DISTRICT

SECTION 1101. INTENDED PURPOSE

The purpose of (M-1) General Manufacturing District is to provide for the orderly development of more intense manufacturing/industrial uses where adequate rail access exists and to encourage appropriate industrial growth within the Township.

SECTION 1102. PERMITTED USES

A. Any manufacturing, wholesaling or distributing use which meets the performance standards as set forth in Article XII herein.

B. Truck freight terminals.

C. Dwelling quarters for watchmen and/or caretakers employed on the premises.

D. Day care facilities.

E. Lumber and coal yards, building material storage yards, contractor equipment and storage yards and wholesale and retail sales for each as an accessory use.

F. Laundries, cleaning, dyeing, carpet and rug cleaning.

G. Blacksmiths and machine shops.

H. Recycling facilities.

I. Any form of agriculture, horticulture, or floriculture, and any accessory uses or structures appurtenant thereto.

J. Municipal buildings or uses.

K. Public utility uses, electric and utility hookup and transmission and communication uses, communication hookup and transmission where operation requirements necessitate locating within the district.

L. Uses and buildings customarily accessory and incidental any permitted use.

M. Signs and Billboards, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended.

N. Public utilities, Gas fired and river water cooled power plants, electric generation facilities, electric transmission.

O. Uses buildings and structures customarily accessory and incidental to any permitted use.

P. Self Storage buildings and structures leased by the owner to customers for the parking of vehicles including, but not limited to automobiles, RVs, trailers, boats campers and similar items, and the storage of household items, tools, equipment and other materials not prohibited by this ordinance or any other applicable laws and regulations. Compliance with the requirements of this permitted use shall be the responsibility of the lessor, lessee and property owner and each may be held individually responsible for any violation. The building or structure shall not be designed or used for human habitation or the storage of animals. Except as otherwise permitted in strict compliance with other provisions of this ordinance and all other applicable laws and regulations, this permitted use shall not include:

i. any activity that could reasonably and likely be injurious to human, animal, or plant life;

ii any activity involving the handling or storage of any hazardous waste, hazardous materials or hazardous substances or any waste, materials or substances that could reasonably be radioactive, highly flammable, highly explosive, solid waste or otherwise dangerous, to human, animal, or plant life, and

iii any activity that is otherwise prohibited by this ordinance or any other applicable laws and regulations

SECTION 1102.5 CONDITIONAL USES

A. The following Conditional Uses may be permitted by the Township Supervisors:

1. Adult Bookstores not to be located within 300 feet of any Church, Schools or Establishments which sell alcohol for consumption on site, or residential Uses;
2. Critical-Process Manufacturing;
3. Airport or Heliport;
4. Land Fill;
5. Natural Resource Recovery; and
6. Uses buildings and structures customarily accessory and incidental to any Conditional use.

B. The Supervisors may grant a permit for a conditional use, after public notice, by majority vote, at a public meeting. At least 30 days prior to the public meeting, the proposed conditional use shall be submitted to the township and county planning commission for review and comment. In allowing the above conditional uses, the supervisors may attach reasonable conditions, which they believe, are necessary to promote the health, safety and welfare of the residents of Wysox Township and the surrounding communities and the purposes of this zoning ordinance.

C. Expiration of Conditional Use

Any Conditional use issued pursuant to this ordinance shall expire if the applicant does not begin construction, repair, alteration or otherwise act upon the relief granted within two years.

Section 1103. SPECIAL EXCEPTIONS

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

- A. Group day care facilities.
- B. Junk yard/salvage yard.
- C. Body shops, painting, tire retreading or recapping and welding shops.
- D. Surface mining, processing, sales and restoration.
- E. Sanitary landfill.
- F. Resource recovery facilities.

G. Outside storage and display when accessory to a permitted use or special exception, provided that the following provisions are met:

1. Outside storage or display shall not occupy any part of the street right-of-way and no other area intended or designed for pedestrian use, required parking areas, nor required front yard.

2. Outside storage areas, excluding display areas, shall be shielded from view from collector and arterial streets.

H. Cell phone, radio, television and other communication and data signal antennas; and

I. Sawmill.

J. Uses, buildings and structures customarily accessory and incidental to any use permitted as a special exception.

SECTION 1104. PERFORMANCE STANDARDS

A. Such uses shall be conducted in accordance with Performance Standards as set forth in Section 1202 herein.

SECTION 1105. HEIGHT REGULATIONS

A. No building shall exceed forty (40') feet in height; provided, however, height may be increased in accordance with Section 1203 herein.

Section 1106. LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS

A. Unless otherwise specified herein, minimum lot area and width shall be based upon required setbacks, coverage, parking, loading/unloading, and availability of public water and sanitary sewer, and other applicable standards.

B. Maximum impervious coverage: Sixty (60%) percent.

C. At least ten (10%) percent of the lot shall be maintained in a vegetative cover.

D. Lot area, lot width and coverage requirements for any residential use permitted in this District shall be in accordance with such standards as set forth in Article IX herein.

SECTION 1107. SETBACK REGULATIONS

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or width indicated below:

A. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways which ever is greater.

B. Side yards: Fifteen (15') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

C. Rear yard: Forty (40') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

D. In the case of a lot bounded on multiple sides by public streets, public roads or public highways, the yards extending along all streets, roads or highways are subject to the set back provisions for front yards.

E. Interior yards: (open space between structures) Interior yards shall be provided in accordance with Section 1205 herein.

SECTION 1108. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance, as amended