

ARTICLE XIV
M-2 Heavy Manufacturing District

§ 205-59. Purpose.

The purpose of this district to provide areas in the Township for large-scale industrial operations and compatible uses that are sufficiently buffered from residential areas.

§ 205-60. Permitted uses.

A. Uses permitted by right. The following uses are permitted by right:

- (1) (B12) Public Park/Public Recreational Facility.
- (2) (D10) Athletic Facility.
- (3) (D17a) Automotive Sales – Used.
- (4) (D18) Automotive Repair.
- (5) (D21) Marina.
- (6) (D30) Forestry.

24. Editor's Note: See § 177-35 of Ch. 177, Subdivision and Land Development.

25. Editor's Note: See Art. VII of Ch. 177, Subdivision and Land Development.

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- (7) (F1) Manufacturing.
- (8) (F2) Research and Development.
- (9) (F3) Wholesale Business, Wholesale Storage and Warehousing.
- (10) (F4) Mini-Warehousing.
- (11) (F5) Printing.
- (15) (G6) Accessory Nonresidential Building or Structure.
- (16) (G11) Aerials, Masts, Radio and Television Towers.

B. Uses permitted by special exception. The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in § 205-187 of this chapter:

- (1) (E4) Wireless Communications Facility.
- (2) (F9) Fuel Storage and Distribution.

C. Conditional uses. The following uses may be permitted as authorized by Council in accordance with the standards contained in § 205-178 of this chapter:

- (1) (D11) Target Range.

- (2) (F10) Junkyard.
- (3) (G7) Accessory Outside Storage and Display.
- (4) (G10) Heliport.
- (5) (F13) Medical Marijuana Grower/Processor. [Added 3-16-2017 by Ord. No. 2017-01]

§ 205-61. Area and dimensional requirements.

Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the M-2 District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum building area: 35%.
- D. Maximum impervious surface ratio: 65%.
- E. Minimum yards:
 - (1) Front: 30 feet.
 - (2) Side: 15 feet each.
 - (3) Rear: 30 feet.
 - (4) Corner lot: two front yards, one along each street, each having a depth of not less than 30 feet.
 - (5) Double frontage lot: two front yards, one along each street, each having a depth of not less than 30 feet.
 - (6) Buffer yard: Buffer yards shall be provided as required in § 205-109 of this chapter.
- F. Minimum distance from any residential district or use: 100 feet.
- G. Minimum distance between buildings: 25 feet.
- H. Height requirement: No building shall exceed 80 feet in height unless authorized as a special exception by the Zoning Hearing Board.