

CHAPTER 6 INDUSTRIAL DISTRICTS

6-1 GENERAL PROVISIONS

6-1.1 Statement of Intent

The Industrial district is intended to provide appropriate locations for fabrication, processing, packaging, distribution, storage, and other transportation activities contributing to the economic base of the Township, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to improve the design quality of industrial areas, and to help implement land use plans, thoroughfare plans and corridor studies adopted by the Township.

6-1.2 Impact Controls and General Restrictions in the Industrial Districts

- (a) Mechanical Equipment to be Screened. All ground level and roof top mechanical equipment visible from public streets and residential districts or any districts with permitted residential uses shall be screened.
- (b) Refuse Control. Refuse containers must be covered and shall be stored within completely enclosed buildings or placed in corrals providing screening from public streets and residential districts or any districts with permitted uses in accordance with Chapter 10, Section 10-5.
- (c) Sensory and Nuisance Impacts. Processes, equipment operations, and goods for sale shall be limited to those that are not objectionable to the enjoyment and use of adjoining and adjacent zoning lots which are within 600 feet, because of odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter, or water-carried waste.

Noise levels must be controlled to prevent sound levels beyond the property line, at locations zoned or used for residential purposes, to exceed 62 decibels (dBA) between the hours of 7:00 AM to 10:00 PM and 52 decibels (dBA) between the hours of 10:00 PM and 7:00 AM.

Any use or dissemination of sensory or fire, explosive, or radioactive material in a manner or quantity that endangers the public health, safety, comfort, or welfare is a public nuisance and declared unlawful.

- (d) Lighting. On-site lighting shall be located, directed, or designed in such a manner as to contain and direct light and glare in accordance with Chapter 12, Section 12-7.
- (e) Permanent Outdoor Storage or Display.
 - (1) The outdoor storage or display of merchandise, materials or inventory shall not encroach into areas of required parking.
 - (2) The outdoor storage or display of materials, merchandise, or inventory shall not be located in any required pervious surface area within the lot.
 - (3) The outdoor storage or display of materials, merchandise, or inventory shall not include the use of banners, pennants, or strings of pennants.
 - (4) Outdoor storage areas in the F District shall be required to be screened by a solid wall or fencing (including solid entrance and exit gates) not to exceed eight (8) feet in height.

6-1.3 Accessory Uses and Structures

Accessory uses and structures shall be permitted in the F district subject to the provisions of Chapter 10.

6-1.4 Conditional Uses

Conditional uses in the Light Industrial District are listed in Section 3-2. Further information on the criteria, standards, and procedures for conditional uses are contained in Chapter 17.

6-1.5 Planned Unit Developments

The uses specified as Planned Unit Developments (PUD-1's) in the Table of Permissible Uses found in Section 3-2 require approval by the Sycamore Township Zoning Commission pursuant to the standards and

procedures for Planned Unit Developments set forth in Chapter 18 and all other applicable requirements of this Resolution. Proposed industrial uses whose intensity exceeds the maximums indicated in Section 3-2 for PUD-1's shall require PUD-2 approval by the Board of Township Trustees pursuant to Chapter 18.

6-1.6 Signs

Signs are permitted in the F district subject to the provisions of Chapter 13.

6-1.7 Lot Area, Bulk and Yard Standards

All uses and structures permitted in the F district shall comply with the lot area, bulk and yard requirements set forth in Section 6-5 found at the end of this Chapter.

6-1.8 Parking Standards

All uses and structures permitted in the F district shall comply with the parking requirements set forth in Chapter 12.

6-1.9 Buffer Yards and Resource Protection.

All uses and structures permitted in the F district shall comply with the provisions of Chapters 14 and 15.

6-2 THE "F" [LIGHT INDUSTRIAL] DISTRICT

6-2.1 Purpose

The purpose of the F district established by Section 3-1 is to create and protect areas for light manufacturing, processing, storage, wholesaling and distribution operations serving primarily local needs. The standards in this district are designed to provide for the establishment and operation of light industrial uses in a manner that minimizes conflict between industrial uses and nearby residential areas and non- industrial uses.

6-2.2 Permitted Uses

The uses defined as low intensity light industrial uses in the Table of Permissible Uses found in Section 3- 2, are permitted as of right in the F district with a Permitted Use Zoning Certificate provided that they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

TABLE 6-5
LOT AREA, BULK AND YARD REQUIREMENTS
INDUSTRIAL DISTRICTS FOR USES PERMITTED AS OF RIGHT

REQUIREMENT		F DISTRICT	
A.	MAXIMUM HEIGHT ²		
1.	Principal Building		
a.	Height (ft.)	35	
2.	Accessory Structures		
a.	Stories (whichever less)	1	
b.	Height (ft.)	15	
B.	LOT REQUIREMENTS		
1.	Minimum Lot Area (sq. ft.)	20,000	
2.	Minimum Lot Width (ft.)	100	
C.	MINIMUM YARD REQUIREMENTS ^{1, 2}		
1.	Front Yard (ft.)	40	
2.	Side Yards (Ft. each)	0	
3.	Rear Yard (ft.)	10	
D.	MAXIMUM IMPERVIOUS SURFACE RATIO ²	.50	

NOTES:

¹ See buffer yard requirements in Chapter 14.

² These standards may be exceeded up to the maximums specified in Section 3-2, if approved as a PUD-1 with appropriate modifications in the above standards pursuant to Chapter 18. Proposed industrial uses that exceed PUD-1 standards in Section 3-2 shall require PUD-2 approval by the Board of Township Trustees with appropriate modifications on the above standards pursuant to Chapter 18.