

ORDINANCE NO. 569

NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF NORTHAMPTON TOWNSHIP,
SPECIFICALLY CHAPTER 27, KNOWN AS THE NORTHAMPTON
TOWNSHIP ZONING ORDINANCE, FOR THE PURPOSE OF AMENDING
SECTIONS RELATED TO THE PLANNED INDUSTRIAL/OFFICE
DISTRICT (I-1)

NOW, THEREFORE, BE IT ENACTED and ORDAINED by the Board of Supervisors of Northampton Township as follows:

SECTION 1. PART 6, I-1 Planned Industrial/Office District, is hereby amended as follows:

§27-601. Specific Intent.

It is the intention of Northampton Township for this district to be a thriving business and technology center to further enhance the local and regional economy. It is further a goal and objective to provide adequate sites for selected industrial uses which will not cause adverse environmental impacts. It is further the specific intent to encourage development that is compatible, unified, and coordinated for all members of the center.

§27-602. Use regulations.

Use regulations in the I-1 District shall be as follows:

- A. *Uses by Right.* The following uses are permitted by right:
- (1.) Administrative and business offices.
 - (2.) Medical and professional offices.
 - (3.) Medical research, pharmaceutical, scientific, and laboratory facilities.
 - (4.) Printing and publishing plants.
 - (5.) Packaging and final assembly uses.
 - (6.) Wholesale storage, distribution, and warehousing, provided all products are contained in a fully enclosed structure.
 - (7.) Light manufacturing uses; excluding the manufacturing of new products from raw materials and textiles.
 - (8.) Construction trade shops, including builders, plumbers, electricians, earthmovers, and utility contractors.

- (9.) Motor and automotive repair and assembly.
- (10.) Municipal uses.
- (11.) Bank or financial establishment.
- (12.) Restaurant/Eating place.
- (13.) Daycare and childcare facility.
- (14.) Personal service shops, specifically limited to the following uses and no others:
 - (a.) Pick up and delivery shops for dry cleaning.
 - (b.) Shipping and mail service uses.
 - (c.) Hair styling.
 - (d.) Nail shops.
 - (e.) Tailor shops.

B. *Conditional Uses.* The following conditional uses may be permitted or may be denied by the Board of Supervisors, subject to the provisions of Sections §27-901, 27-902, and 27-903 of this Code and subject to each specific conditional use requirement listed herein:

- (1.) Adult uses.
- (2.) Any storage of fireworks, explosives and the like.
 - (a.) Use shall be located in a freestanding building having no other occupants.
 - (b.) Lot size – Six (6) acre minimum.
 - (c.) Minimum front, side, and rear yard distances – 250 feet each.
 - (d.) Use shall meet the requirements of §27-1103.3.A. of this Chapter and all applicable State and Federal regulations, which shall be submitted with the conditional use filing.
- (3.) Heliport (private or public).
 - (a.) Minimum front, side, and rear yards – 300 feet each for any landing pads.
 - (b.) Approach zone studies and an analysis of operational hours and environmental noise impact studies shall be required. In addition, all State and Federal requirements shall be satisfied, and proof of Federal Aviation Administration regulation conformance shall be submitted to the Township at the time the applicant files the conditional use application.

- (4.) Telecommunications facility, subject to the provisions of §27-1116, 27-1123 and the specific criteria listed below:
 - (a.) The applicant shall present a site plan showing the following items:
 - 1.) Locations of all existing uses and proposed telecommunications facilities.
 - 2.) Elevations of any existing uses and proposed telecommunications facilities.
 - 3.) Vehicular access, fencing and any easements for access and utilities.
 - (b.) The telecommunications facility shall comply with all State and Federal laws and regulations concerning aviation safety.
- (5.) Hotel/motel.

C. *Uses by Special Exception.*

- (1.) The following uses shall be permitted by special exception when approved by the Zoning Hearing Board:
 - (a.) Dry-cleaning plant.
 - (b.) Incineration or reduction of garbage.
 - (c.) Leather processing.
 - (d.) Heavy manufacturing, including, but not limited to the manufacturing of asphalt, cork, explosives, fertilizer, illuminating gas, glue, ink, iron or steel (including rubber and synthetic processing), soap and petroleum refining, and other similar heavy manufacturing as determined by the Township.
 - (e.) Manufacturing, processing or storage of chemicals.
 - (f.) Quarry; stone processing.
 - (g.) Storage of crude oil or any of its volatile products or other flammable liquids.
 - (h.) Wood or wood pulp processing.
 - (i.) Other similar types of uses not specifically noted herein.
- (2.) Special exception uses are subject to the specific criteria listed below:
 - (a.) Such uses shall be located in a separate freestanding building having no other occupants on a lot having not less than 5 acres in area and a lot width of not less than 400 feet, with front, side and rear yards of not less than 100 feet each and with total impervious surface coverage not to exceed 40 percent of the lot.

- (b.) An environmental impact study will be required for any use involving the handling of raw materials which appear on the Environmental Protection Agency's or Department of Environmental Protection's hazardous and toxic materials list.
- (c.) Specific air pollution and/or groundwater pollution control devices shall be in accordance with Environmental Protection Agency and Pennsylvania Department of Environmental Protection's requirements. The applicant shall submit device plans and the approved permit to the Township with the special exception application.
- (d.) Copies of Environmental Protection Agency or Department of Environmental Protection's permits or evidence of application for Environmental Protection Agency and Department of Environmental Protection's permits shall be required for specific uses.

D. *Accessory Uses.* Any use which is customarily incidental and subordinate to the above permitted uses and is located on the same lot or parcel; provided, that:

- (1.) Storage and dispensing of any volatile oil product or any possible and/or highly flammable liquid where such storage is in minor quantities and it is required as an incidental use for any use noted above shall be stored in a manner approved by the Fire Marshal.
- (2.) Any outdoor storage, including temporary storage of materials and equipment, must be fully fenced with a solid-type fencing and other material, which fully screens such storage from adjacent properties. If applicable, storage must be in accordance with the approved land development plan. No storage shall be located past the front façade of the building.
- (3.) Retail sales are permitted, provided that such use does not exceed a maximum of ten (10) percent of gross floor area of the building. There shall be no retail sales outside of the building.

§27-603. Area and Development Regulations.

- A. Any use allowed in the Planned Industrial/Office District will be permitted only after an adequate water supply and a satisfactory method of sewage and wastewater treatment have been both approved by the Pennsylvania Department of Environmental Protection and the Bucks County Health Department.

- B. The following development regulations shall apply:
 - (1.) Minimum overall site area for planned industrial office use: 10 acres.
 - (2.) Minimum lot area for individual principal buildings within the above site: 2 acres.
 - (3.) Minimum lot width at building setback line: 200 feet.
 - (4.) Minimum lot width at the street right-of-way line (for cul-de-sacs only): 75 feet.
 - (5.) Maximum building coverage: 30 percent of lot area.
 - (6.) Maximum impervious surface ratio: 70 percent of lot area.
 - (7.) Minimum setback for principal or accessory structure from any street: 100 feet.
 - (8.) Minimum yard required (side or rear) abutting an agricultural or residential district: 75 feet.
 - (9.) Minimum side or rear yard not abutting any agricultural or residential district: 40 feet.

- C. A buffer area (see Part 11) shall be required along any property line abutting any other zoning district.

§27-604. Off-Street Parking and Loading.

- A. Separate off-street storage spaces shall be provided for each delivery vehicle or other vehicle routinely stored on the site (where permitted). Such spaces shall not qualify as off-street parking spaces otherwise required by §27-1110 of this Code.

B. Off-street loading shall be in accordance with Part 11.

SECTION 2. SEVERABILITY.

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

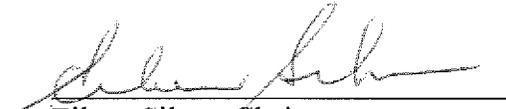
SECTION 3. REPEALER.

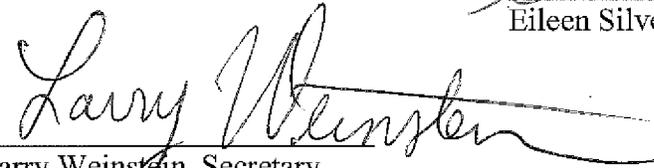
All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ORDAINED and **ENACTED** by the Board of Supervisors of Northampton Township

this 26th day of February, 2014.

BOARD OF SUPERVISORS
NORTHAMPTON TOWNSHIP


Eileen Silver, Chairman

ATTEST: 
Larry Weinstein, Secretary

1/15/14