

ARTICLE 9 -  
"I" INDUSTRIAL ZONING DISTRICT

**Section 900 Purpose**

To permit and encourage Industrial development and to consolidate locations of industrial related land uses which because of their shipping, storage and other requirements exert special demands on Mount Holly Springs Borough.

**Section 901 Permitted Uses**

A. Table 9.1 Uses Permitted in the I Zone

TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
<b>NON-RESIDENTIAL USES</b>			
Assembly or Finishing of Products Using Materials Produced Elsewhere	X		
Automobile Auction and/or Automobile Parking or Storage Compound (Sec. 1206)		X	
Automobile Repair Garage (Sec. 1208)	X		
Automobile, Bus, Class I Recreation, Recreation Vehicle, Boat, Motorcycle, and Snowmobile Sales and/or Service (Sec. 1207)	X		
Building Supplies and Building Materials, Wholesale Sale of	X		
Construction Company or Tradeperson's Headquarters, Including Outside Storage, Provided it Meets the Screening Requirements Of Article 11.	X		
Studio	X		
Distilleries, Breweries, Pickling Process or Sugar Refinery (Sec. 1220)	X		
Distribution as a Principal Use, Including Package Delivery	X		
Emergency Medical Treatment Center	X		
Forestry Operations (Sec. 1225)	X		
Heavy Equipment Sales, Service and/or Repair Facility (Sec. 1230)	X		
Historic Structure Conversion (Sec. 1231)			X
Junkyard (Sec. 1236)		X	
Laundromat, Dry Cleaning Establishment (Sec. 1237)	X		
Liquid Fuel Storage, Bulk or Off-Site Distribution, Retail Propane Distribution, other than Pre-Packaged or Fuel Tanks for Company Distribution	X		
Lumber Yard	X		
Manufactured / Mobile Home Sales Lot	X		
Manufacturing and/or Assembly	X		
Medical Laboratory and/or Clinic	X		
Municipal Owned Uses	X		
Offices	X		
Power Generation Facility (Sec. 1242)		X	
Principal Waste Handling Facility (Sec. 1243)		X	
Printing or Book Binding	X		

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TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
Public Utility Buildings and/or Structures (Sec. 1245)	X		
Quarry (Sec. 1246)			X
Racetrack (Sec. 1247)			X
Recycling Facilities for Paper, Plastic, Glass, and/or Metal Products (Sec. 1249)		X	
Research & Development, Engineering or Testing Facility or Lab	X		
Sawmill (Sec. 1252)		X	
Self-Storage (Sec. 1254)	X		
Slaughter House, Stockyard or Tannery (Sec. 1256)		X	
Solar Energy Facility (Sec. 1257)		X	
Solid Waste Processing and/or Disposal Facilities (Sec. 1258)		X	
Truck Stops or Motor Freight Terminal (Sec. 1261)		X	
Vehicle Body Shop and/or Repair Garage	X		
Warehouse and/or Wholesale Trade Establishments (Sec. 1262)	X		
Welding Shop	X		
Wind Energy Facility (Sec. 1263)		X	
Wireless Communication Facility (non-tower) (Sec. 1264)	X		
Wireless Communication Facility (with tower) (Sec. 1264)		X	
<b>ACCESSORY USES</b>			
Child Care, Accessory (Sec. 1215)	X		
Solar Energy Systems, Accessory (Sec. 1257)	X		
Wind Energy Facilities, Accessory (Sec. 1263)	X		

**Section 902 Area and Design Requirements**

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Permitted Building Height
Municipal Owned Uses	N/A	20 feet	N/A	10 feet or see Section 1130	10 feet each	10 feet	40 feet
Permitted uses and accessory structures and/or uses	20,000 sf	100 feet	70%	20 feet	15 feet each	25 feet	40 feet

**Section 903 Compliance with General Provisions**

All uses shall comply with all applicable General Provisions contained within Article 11 of this Ordinance.