

## **Chapter 9**

### **INDUSTRIAL DISTRICT**

#### **SECTION 9.1      PURPOSE**

The region's primary industrial sectors are located in the City of Greenville where public water and sanitary sewers are readily available. Due to the Township's proximity to Greenville, combined with the lack of municipal infrastructure comparable to the City and a general lack of demand for industrial development within the Township, Eureka Township has limited the geographic extent of its industrial land base.

The Township's Industrial District provides opportunity for a limited range of general industrial uses, the majority of which are not dependent on public water and sanitary sewer services. Further, it is the intent of the Industrial District to encourage the concentration of compatible industrial uses in park-type settings, such as the industrial area delineated around the Greenville Airport. Industrial uses having a high potential to create offensive and loud noises, glare, heavy truck traffic or environmental or other such impacts shall be highly regulated or, if determined to be excessively offensive, prohibited.

#### **SECTION 9.2      PERMITTED USES**

The following uses shall be permitted by right:

- a. Corporate and sales offices of an industrial use.
- b. Commercial printing and binding.
- c. Industrial and manufacturing sales operations.
- d. Office machine sales and repair.
- e. Offices of an architect, engineer, surveyor, geo-technical and environmental services and similar professions.
- f. On site Wind Energy System (SWES).

#### **SECTION 9.3      ACCESSORY USES**

Accessory uses customarily and historically incidental to a principal permitted use or special land use shall be permitted. Accessory uses shall only be permitted in conjunction with an approved permitted or special use.

## **SECTION 9.4 SPECIAL LAND USES**

The following uses shall be permitted as special land uses:

- a. Utilities and communications such as electrical transforming and radio and television transmitting stations and communication towers.
- b. Trade contractors, building and building supply sales.
- c. Warehousing and trucking terminals.
- d. Manufacturing, processing and/or assembly.
- e. Manufacturing and processing of mined products including crushing, sorting, grading and concrete operations.
- f. Motor vehicle collision repair or dismantling.
- g. Junkyards, scrap and waste wholesaling when enclosed in a building or approved fenced area as approved by the Planning Commission.
- h. Airports.
- i. Retail sales outlets for products manufactured or assembled on-site.
- j. Machine shops, welding services and metal forming.
- k. Saw mills and wood products.
- l. Adult entertainment facilities, not to include food or beverage sales.
- m. On site Wind Energy System (LWES).

## **SECTION 9.5 SITE DEVELOPMENT REQUIREMENTS**

All permitted uses and special land uses are subject to the following Site Development Requirements:

- a. Site Plan Review is required in accordance with the site plan review standards of this Ordinance.
- b. Special Land Use Review is required in accordance with the special land use standards of this Ordinance.
- c. Landscaping and screening are required in accordance with the landscaping and screening standards of this Ordinance.
- d. Parking is required in accordance with the parking standards of this Ordinance.
- e. Signs are permitted in accordance with the sign standards of this Ordinance.
- f. Setbacks, height, area and lot dimensions are required as noted below in the Schedule of Industrial District Standards unless greater setbacks are required by other applicable provisions of this Ordinance.

## Schedule of Industrial District Standards – Eureka Charter Township

<b>INDUSTRIAL DISTRICT REGULATIONS</b> (Also refer to NOTES)	
<b>DIMENSIONAL STANDARD</b>	<b>INDUSTRIAL DISTRICT</b>
Minimum lot size	2 acres (87,120 square feet)
Minimum lot frontage	300 feet
Maximum height	50 feet (Note #4)
Minimum front setback	50 feet
Minimum side setback (per side)	20 feet
Minimum rear setback	20 feet
Maximum lot coverage	50% (Note #5)
Lot depth to width ratio not to exceed	4:1

### NOTES:

- 1. Buffer Requirements** – The buffer requirements of the Landscaping and Screening provisions of this Ordinance may require an increase in setback to meet buffer standards. Refer to the Landscaping and Screening Standards of this Ordinance.
- 2. Special Land Use** – In certain instances, special land uses may be subject to dimensional standards which are more stringent than those of the above table. Refer to the Special Land Use Requirements of this Ordinance.
- 3. Minimum Lot Area** – No lot shall be created within a District which does not meet the above lot size requirements of said District.
- 4. Maximum Height** – Towers, exhaust stacks, chimneys and like appurtenances associated with an industrial or manufacturing operation shall be exempt from the maximum height restriction, provided, however, for each one foot that the structure exceeds 50 feet, said structure shall be set back an additional one foot from the required front, side and rear lot lines.

**Lot Coverage** – Lot coverage includes the horizontal area covered by all buildings, paving and other (constructed) hard surface features.