

**ARTICLE 9.
COMMERCIAL/MANUFACTURING
DISTRICT**

9.01 Purpose

The Commercial/Manufacturing District is intended to permit and encourage the establishment of industrial land uses on appropriate sites within the Township. The Industrial District encompasses a class of uses that will be compatible with surrounding or abutting, less intensive land uses, and includes industries that are characterized as needing sites of several acres or more, develop attractive facilities and contain processes that are inoffensive to both man and the environment. It seeks to achieve optimum utilization of areas devoted to these uses, and discourages any use, which would substantially interfere with the development, continuation or expansion of such industrial uses. The Industrial District is further intended to promote the harmonious development of Southampton Township while permitting economic diversification and increased employment opportunities for its citizens.

9.02 Permitted Uses

In the Commercial/Manufacturing District, no structure or premises shall be used and no structure shall be erected which is arranged, intended or designed to be used in whole or in part for other than one or more of the uses listed below. All such uses shall be subject to land development plan review in accordance with the Southampton Township Subdivision and Land Development Ordinance.

- A.** Wholesaling, distributing, manufacturing, fabricating, processing, packaging, compounding or assembling activities which meet the performance standards of Section 13.02 and the requirements of this article. The foregoing permitted uses include the following specific applications.
1. Food and kindred products, but not including rendering, slaughtering or tanning plants.
 2. Textile mill products, apparel and other finished products made from fabrics and similar material.
 3. Hardwood dimension and flooring mills.
 4. Millwork, and wood kitchen cabinets.
 5. Wood containers, wood buildings and mobile homes.
 6. Furniture and fixtures.
 7. Paperboard containers and boxes made from purchased paperboard.

8. Printing, publishing and allied industries.
9. Pharmaceutical preparations.
10. Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations.
11. Plastic products, such as bottles, plumbing fixtures, pipe, foam products, bowls, containers, clothes hangers, etc. made from purchased resins.
12. Leather products, except tanning, currying and finishing hides and skins into leather.
13. Stone, clay, glass and concrete products.
14. Fabricated metal products.
15. Industrial and commercial machinery and computer equipment.
16. Electronic and other electrical equipment and components.
17. Measuring, analyzing and controlling instruments, photographic, medical and optical goods, watches and clocks.
18. Musical instruments, dolls, toys, games and sporting and athletic goods.
19. Pens, pencils, artist materials, costume jewelry, novelties, buttons and miscellaneous notions.
20. Wholesale trade, durable and non-durable goods.
21. Warehousing.
22. Retail businesses as a part of a permitted use, not to exceed 25% of the gross floor area.
23. Office uses as a part of a permitted use.
24. Customary accessory uses and structures which are clearly incidental to permitted principal uses and structures.

- B.** Other principal uses similar to the above may be permitted provided that they meet the performance standards in Section 13.02. In addition, prior to any application for a land development plan or a building permit, documentation shall be presented for the intended use that establishes compatibility with other uses permitted in this District. Such documentation shall be subject to review and comment by the Planning Commission and Zoning Officer. The Board of Supervisors shall determine whether the proposed use is similar and compatible and communicate its decision to the applicant within sixty (60) days of receipt of the proper and complete documentation. Documentation from the applicant shall include:
1. Sketch plan of the property showing locations of existing and proposed structures, easements, driveways, parking facilities, utilities, etc. The sketch shall also indicate adjoining properties and their uses.
 2. Statement explaining the suitability of the site for development, the compatibility of the intended use with surrounding uses, the availability and accessibility of community facilities and services, and the impact of the proposed development in relation to the Southampton Township Comprehensive Plan.
 3. Description of machinery and manufacturing processes, and products produced.
 4. Discussion of any special requirements of the industry proposed, such as water quantity requirements, transportation needs, etc. and how these needs will be met on the particular site.

9.03 Accessory Uses

- A.** Uses and structures which are customarily associated with the permitted use such as storage buildings, storage yards or areas, utility structures and parking areas.
- B.** Signs, as provided in Article 13 of this ordinance.
- C.** Antennas.
- D.** Communications Tower, provided it is setback a minimum distance of its height from adjoining property in residential use.

9.04 Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Agency. Uses by Conditional Use shall be subject to the requirements specified in Article 11, and all other applicable requirements of this ordinance.

A. Industrial Parks.

The purpose of the standards set forth herein is to promote the establishment of industrial parks, to permit groups of industrial buildings with integrated design and a coordinated physical plan, to encourage landscaping and open space within industrial areas and to buffer adjacent residential uses with landscaped green spaces. Each industrial park application shall submit sufficient documentation to verify compliance with the following standards in addition to all other applicable requirements of this ordinance.

1. The industrial park plan shall be in sufficient detail to show the location, probable dimensions and sketch elevations of proposed buildings, driveway entrances, existing and proposed easements and utilities, roadway design and other special features.
2. An open space and landscaping plan shall be submitted which illustrates the proposed location and treatment of open space and landscaping throughout the industrial park. The plan shall include street trees and be generous in the use of trees and other plantings within the designed open space. Screening and buffer areas shall be provided as required by Section 9.0- of this ordinance and by Section 4.08 of the Southampton Township Subdivision and Land Development Ordinance.
3. A plan for the circulation of traffic within the industrial park shall be submitted, along with a traffic impact study prepared in accordance with Section 4.07 of the Southampton Township Subdivision and Land Development Ordinance.
4. A draft of the proposed protective covenants for regulating land use, building design and materials, individual site landscaping, etc. and any incorporation agreement and bylaws regulating maintenance of common areas and facilities.
5. All utilities shall be designed for underground installation.

B. Commercial uses necessary or desirable to the functioning and marketability of an industrial park, provided that the Board of Supervisors, upon recommendation of the Planning Agency finds:

1. That the use(s) requested are appropriate with respect to the primary purpose of the industrial park, and that the major draw of customers for such use(s) will be generated by the industrial park.

2. That the use(s) requested are not of a character or so located as to negatively impact or be a detrimental influence on the surrounding area. Such commercial uses shall conform with the regulations of the Commercial District with respect to area, setback, height and coverage regulations.
- C. Day Care Center - when developed in conjunction with permitted use.
- D. Adult Related Facilities.
- E. Commercial Uses as listed and regulated in Article 8 subject to the following criteria:
1. Any such commercial use shall represent a logical expansion or complement to existing commercial operations whether located in Southampton Township or adjoining municipalities.
 2. Such commercial use will not be of a magnitude to deter the development of area industrial-manufacturing uses.

9.05 Area, Setback, Height and Coverage Regulations

- A. Area Regulations. The area of any tract or parcel of land to be used for industrial purposes shall be of sufficient area to accommodate the physical structure(s) when complying with the required setbacks, impervious coverage limits and off-street parking requirements of this ordinance.
- B. Setback Regulations.
1. Where any tract or parcel adjoins the Village Residential District or was within 400 feet of an existing residential dwelling in the Agricultural Conservation District as of the effective date of this ordinance, the following minimum setbacks are required:

FRONT:	50 FT.
SIDE / REAR:	125 FT. plus 10 FT for each 10 FT in building height over 20 FT
 2. Where any tract or parcel adjoins the Agricultural District and was not within 400 feet of an existing residential dwelling as of the effective date of this ordinance, the following minimum setbacks are required:

FRONT:	50 FT.
SIDE / REAR:	75 FT. plus 5 FT for each 10 FT in building height over 20 FT

3. Where any tract or parcel adjoins the Commercial District or the Commercial/Manufacturing District, the following minimum setbacks are required:

FRONT: 50 FT.

SIDE / REAR: 50 FT. plus 5 FT for each 10 FT in building height over 20 FT

4. Multiple Buildings. Where two or more industrial structures are proposed for the same tract or parcel, or where an additional separate structure is proposed on a tract or parcel containing one or more other industrial structures, a minimum distance of 50 feet shall be maintained between structures. This minimum shall be increased by 5 feet for each additional story over 1 in height of each of the adjacent structures.

- C. Setback Regulations: Existing Residential Uses. All residential uses in existence within a Commercial/Manufacturing District shall conform to the area, setback, height and coverage regulations of the Agricultural District. (See Article 4)

- D. Height and Coverage Regulations.

1. No building shall exceed sixty (60) feet in height. Smokestacks, chimneys, antenna, unmanned towers, water storage structures and the like shall be exempt.
2. Maximum impervious coverage shall be sixty-five percent (65%) of the gross tract or parcel area minus any public right-of-way.

9.06 Landscaping and Screening

The following provisions, along with the provisions of Section 13.12 shall determine the requirements for minimum landscaped area and screening in the Commercial/Manufacturing District.

- A. Minimum landscaped distances, measured from the property line inward, are as follows:

1. Along property lines where Section 9.05.B.1 is applicable:

FRONT: 30 FT.
 SIDE / REAR: 105 ft. wherein an earthen berm with screening as defined in Section 9.06.B shall be established. No portion of the earthen berm shall be closer than 25 ft. from the property line. From the top of the berm to the property line, no surface stormwater management facilities shall be installed.

2. Along property lines where Section 9.05.B.2 is applicable:

FRONT: 30 FT.
 SIDE / REAR: A 50-foot-wide strip planted in accordance with the following screening requirements shall be provided in the area that is 25 to 75 feet from the property line. The 25-foot strip along the property line shall be planted and maintained as a lawn.

3. Along property lines where Section 9.05.B.3 is applicable:

FRONT: 30 FT.
 SIDE: 25 FT.
 REAR: 25 FT.

- B.** Screening. Permitted uses and accessory and incidental uses thereto shall only be conducted wholly within a completed enclosed building or within an area screened from any street or highway. Such screening shall not be forward of the front of the building. Screening may consist of a permanent evergreen hedge, a masonry wall, a uniformly painted wood fence, or other appropriate plantings or material. Such screening may contain up to 25% open space. Solid fence-like screening shall not be less than 8 feet, nor more than 12 feet in height. Trees or shrubs shall be at least six (6) feet in height at the time of planting.

Where adjacent to a residential district, required screening shall be of a type that shall provide, at maturity, a visual barrier between residential and industrial uses. Such screening shall include at least 50% evergreen species of trees and/or shrubs. Any trees or shrubs that fail to grow shall be replaced by the property owner within six (6) months.

- C.** Parking areas shall not intrude upon minimum landscaping requirements. However, entrance and exit drives and sidewalks may be located within landscaped areas.

- D.** Landscape requirements may be modified, pursuant to written request by the applicant, by the Board of Supervisors where deemed necessary due to unusual lot configuration, impracticality, or where setbacks have been reduced. The Planning Commission shall review and recommend to the Board on all such requests.

9.07 Off-Street Parking Regulations

Off-street parking shall be provided as required by Article 13, Section 13.15.

9.08 Sign Regulations

The placement, type and size of all signs erected in the Commercial/Manufacturing District shall be regulated by the provisions of Article 13, Section 13.16.