

ZONING

200 Attachment 16

Township of College

Criteria and Standards for the General Industrial District (I-1)

[Amended 3-11-1993 by Ord. No. O-93-02; 6-23-1994 by Ord. No. O-94-03; 10-16-1997 by Ord. No. O-97-05; 5-17-2001 by Ord. No. O-01-03; 1-19-2006 by Ord. No. O-06-06; 3-1-2007 by Ord. No. O-07-01; 9-6-2007 by Ord. No. O-07-13; 12-3-2009 by Ord. No. O-09-17; 11-21-2013 by Ord. No. O-13-07; 3-19-2015 by Ord. No. O-15-03; 4-16-2015 by Ord. No. O-15-05; 8-20-2015 by Ord. No. O-15-08; 8-18-2016 by Ord. No. O-16-04; 7-21-2022 by Ord. No. O-22-02; 3-20-2025 by Ord. No. O-25-01]

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
<b>Land and structures may be used for only the following:</b>							
<b>Primary Uses</b>							
(1) Auto wrecking, junk and scrap establishments; see § 200-33	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking and other requirements contained in this section and chapter	150	50% (buildings) 75% (total impervious)	50	25	50	45
(2) Bulk storage of materials; see § 200-33							
(3) Business services							
(4) Commercial parking lots							
(5) Commercial and fleet vehicle wash facilities; see note 2							
(6) Construction equipment and vehicles, rental, sales, service and storage of							
(7) Data center							
(8) Freight handling equipment and vehicles, rental, sales, service and storage of							
(9) Industrial services							
(10) Manufacturing facilities							
(11) Mini storage/self-storage facilities							
(12) Motor vehicle fueling station; see also § 200-11C and § 200-28C							
(13) Motor vehicle maintenance/repair and storage							
(14) Office uses							
(15) Radio and television studios							
(16) Research, engineering and testing laboratories							
(17) Solar energy systems							
(18) Utility facilities							
(19) Vocational/technical schools							
(20) Warehousing, wholesaling, distribution and freight movement/handling facilities							
(21) Wireless communications facilities; see §200-39.1.							
(22) Bulk storage of gas, petroleum, gasoline and other petroleum derivatives; explosives							
(23) Intensive manufacturing facilities							
(24) Power generation facilities							
(25) Nonindustrial uses by conditional use; see Chapter 87, Conditional Uses				See § 87-20 for lot requirements, yard setback requirements and maximum height restrictions.			
(26) Wireless communications facility				See § 200-39.1, Wireless communications facilities (WCFs), for requirements.			
(26.1) Indoor recreation facilities by conditional use							

COLLEGE CODE

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<b>Land and structures may be used for only the following:</b>							
<b>Accessory Uses</b>							
(27) Retail sales and customer service areas as an accessory use to any permitted primary uses listed above and in accordance with the requirements of § 200-28D, Retail sales and customer service.	See primary use to which it is accessory.						
(28) Customary uses accessory to the above, essential services							
(29) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements.						

**NOTES:**

- (1) Setback shall be increased to 300 feet of any zoning district other than General Industrial District (I-1) or Rural Residential (RR).
- (2) This kind of a facility is intended to provide services to businesses and not intended for the washing of personal vehicles.