

ZONING

260 Attachment 5

Borough of Danville

Schedules III and IV

Manufacturing and Public Districts Use and Building Regulations

[Amended 12-9-2002 by Ord. No. 448; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	Schedule III	Schedule IV
	M-1 Manufacturing Districts Use Regulations	P-1 Public Districts Use Regulations
Principal Permitted Uses	<p>All C-District manufacturing permitted uses, and the following:</p> <p>Automobile and metal appliance manufacturing and assembling</p> <p>Structural steel fabricating shops, forges and foundries</p> <p>Bakeries</p> <p>Essential services</p> <p>Stone or monument works</p> <p>Large-scale bleaching, cleaning and dyeing establishments</p> <p>Manufacturing, assembly or packing of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones</p> <p>Manufacture of electric and electronic instruments and devices, such as television, radio and phonograph equipment</p> <p>Manufacture of food products, pharmaceuticals and the like, but not including the production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats and oils</p> <p>Public and institutional uses</p>	<p>Arenas</p> <p>Public recreation</p> <p>Radio and television transmission or receiving towers and facilities</p>

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	Schedule III	Schedule IV
	M-1 Manufacturing Districts Use Regulations	P-1 Public Districts Use Regulations
Accessory Uses	<p>Off-street parking and loading</p> <p>Signs as regulated in § 260-39</p> <p>Other accessory uses customarily appurtenant to a principal permitted use</p>	<p>Field houses</p> <p>Garages and storage facilities</p> <p>Public parking</p> <p>Off-street parking and loading</p> <p>Signs as regulated in § 260-39</p> <p>Other accessory uses customarily appurtenant to a principal permitted use</p>
Special Exceptions	<p>Arena</p> <p>Junkyards</p> <p>Principal permitted commercial uses which shall be necessary and appropriate in the M-1 District</p>	<p>Telecommunications facilities</p>
Conditional Uses	<p>Distillation of bones, fish reduction, fat rendering, dead animal reduction</p> <p>Helicopter landing pads</p> <p>Industrial parks and other large-scale manufacturing developments</p> <p>Materials recycling, but not junkyards or the recycling of organic waste materials</p> <p>Paper manufacturing, including converged paper and/or paper products, except those products enumerated as principal permitted uses</p> <p>Plastic molding and extrusion</p>	<p>None</p>

ZONING

	Schedule III	Schedule IV
	M-1 Manufacturing Districts Building Regulations	P-1 Public Districts Building Regulations
Minimum lot size (square feet)	20,000	20,000
Minimum lot frontage (feet)	100	100
Minimum lot depth (feet)	150	150
Minimum yards (feet)		
Front	50	40
Rear	50	25
Side (each)	N/A	10
Maximum building coverage (percent)	50%	50%
Maximum impervious coverage (percent)	80%	80%
Maximum building height		
Stories	3	2
Feet	40	30