

**ARTICLE 5**  
**SUMMIT TOWNSHIP INDUSTRIAL PARK AND LIGHT INDUSTRIAL PARK**  
**ZONING CLASSIFICATIONS**

**501 PURPOSE**

The Industrial Park (I.P.) and Light Industrial Park (L.I.P.) are created as areas to be developed exclusively for industrial activity but with more restrictions than an Industrial designation. These districts encourage the use of industrial park development. Such development treats a large expanse of land as an industrial subdivision by planning, constructing, servicing and maintaining it in a manner that will make resourceful use of the land, increase the compatibility and attractiveness of these uses to each other, and protect the township's advantage in attracting industry. All requirements in this ordinance shall govern for both the Industrial Park and Light Industrial Park designations except where specific exceptions or additions are provided.

The intent and purposes of Summit Township in creating these districts are as follows:

1. To encourage the establishment of industries which are compatible with one another.
2. To establish standards for the height and size of buildings, the areas and dimensions of yards and open spaces.
3. To provide development and operational standards for yards, structures and equipment that will minimize traffic congestion, noise, glare, air pollution, fire and safety hazards and insure adequate drainage.
4. To provide standards for off-street automobile parking and storage and loading facilities adequate in area, design, arrangement and development to properly serve the use for which such facilities are intended and sufficient to preclude the need for on-street parking or storage of automobiles or trucks.
5. To provide standards for the location and illumination of signs and advertising devices so as to minimize glare and distraction to motorists and neighboring residential districts.
6. To prohibit commercial uses except as such uses are purely accessory and incidental to the industrial uses they are intended to serve.
7. To prohibit industrial uses which, because of potential emission of dust, ash, smoke, noise, fumes, gas, odors or vibrations, are or may be inconsistent with the intent and purposes of this section.
8. To establish standards for environmental development including landscaping and requirement of open areas that

will tend to result in healthful and productive working conditions.

9. Residences or any structures intended for living purposes are prohibited in this district.

## **502 PERMITTED USES**

Only those industrial, manufacturing, compounding, processing, packaging or treatment uses and processes from the following listing are permitted when and if they do not represent a health or safety hazard to the community through air, water, and noise pollution including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or similar substances and conditions.

No use shall be permitted in a Light Industrial Park district which shall have noise levels sustained or periodic of 60 decibels (dbA) or greater unsustained non-periodic noise levels of 80 decibels (dbA) or greater measured at any property line and/or residential or agricultural district line.

### Principal Uses:

1. Wholesale, warehousing and storage.
2. Highway freight, transportation and warehousing.
3. Transportation terminals.
4. Distributing plants, beverages, bottling and/or distribution.
5. The manufacturing, compounding, processing/packaging, treatment and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food and kindred products.
6. Laboratories devoted to research, design, experimentation, processing and fabrication incidental thereto.
7. Utility operations (electric and gas company operations, sewer and water authorities).
8. Radio and television facilities and operations, telephone exchange and transformer stations.
9. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstering shop, laundry and clothes cleaning establishments, printing shop or publishing plant.
10. Building material supplies, but not including stone crushing or concrete mixing.
11. Assembly, manufacturing, compounding, processing, packaging or treatment uses or processes which produce or

emit dust, smoke, toxic or noxious odors, gases, fumes and noise levels which are in conformance with Environmental Protection Agency and Pennsylvania Department of Environmental Resources standards.

In Light Industrial districts, assembly, manufacturing, compounding, processing, packaging or treatment uses or processes which do not produce or emit dust, smoke, toxic or noxious odors, gases, and fumes, that are offensive to the public. Allowable discharges are ventilation air, uncontaminated water vapor and normal products of combustion from approved heating units.

12. Office buildings and buildings used for research and development (R&D) facilities.
13. Antennae attached to pre-existing personal wireless facility, smoke stack, water tower, or any other similar structure. (Added 10/05/98)

### **503 ACCESSORY USES**

The following accessory uses shall be permitted in an Industrial Park District provided that the buildings and accessory buildings and uses comply with all requirements of other districts in which they are normally permitted.

1. Cafeteria or restaurants specifically designed and intended for use by those employees and management of permitted uses in Industrial Park District.
2. Bowling alleys, auditoriums, meeting rooms, or other buildings primarily intended for the mutual use of the permitted uses located within the District, for meetings, programs, displays, recreation and other such uses as the users of the District may deem necessary. These facilities shall be prohibited for use by organizations, clubs and fraternities not specifically associated with businesses in the District.
3. Outdoor recreational facilities designed and intended for use by employees and management of those permitted uses within the District. These facilities and associated uses shall comply with all requirements of this Section in respect to front yard, side yard and rear yard clearances. The facilities, if lighted, must be shielded away from any thoroughfares and residential districts.
4. Heliports, provided that the same are licensed by the Pennsylvania Department of Transportation, Bureau of Aviation, and meet minimum requirements specified by the Federal Aviation Administration or other governing agency.

**503.5** Visibility at Intersection: On a corner lot in any district, no structure, fence wall, hedge, or other planting shall be erected or allowed to grow, be placed or

maintained, at a height of more than two and one-half feet above the berm or curb line within a triangle formed by the street side property lines and a straight line joining said street side property lines at points fifty (50) feet from their point of intersection.

#### **504 PROHIBITED USES**

1. All those uses not specifically stated as permitted uses in an Industrial Park District are prohibited.

#### **505 MINIMUM LOT AREA AND LOT WIDTH**

1. An Industrial Park District shall be required to contain a minimum of fifty (50) acres of land area and a Light Industrial District shall contain a minimum of twenty (20) acres of land unless it is an addition to existing I.P. or L.I.P. designated area.
2. All buildings or structures permitted in the Industrial Park District shall be located on a lot having a minimum area of one (1) acre and a minimum frontage on a public thoroughfare of one hundred (100) feet.

#### **506 YARDS REQUIRED**

1. Front Yards - There shall be a front yard of not less than one hundred (100) feet measured from the street right-of-way line on streets defined as "Main Thoroughfares" in the Summit Township Subdivision Ordinance and for buildings on those lots abutting Residential or Agricultural districts as defined in other sections of this code. Front yards on other streets shall be not less than fifty (50) feet, measured from the street right-of-way. Refer to the Official Summit Township Subdivision Land Development and Mobile Home Park Ordinance for minimum lot frontages along a public street right-of-way. (503.10)

2. Side Yards - There shall be two (2) side yards, each having a width of not less than twenty-five (25) feet. Such yards shall be appropriately landscaped and maintained as per Section 513(4) of this Ordinance. For lots abutting any Residential or Agricultural District as

defined in this Zoning Ordinance, there shall be a side yard clearance for the side abutting the Residential or Agricultural district of not less than one hundred (100) feet. The first fifty (50) feet abutting the Residential or Agricultural district shall be appropriately landscaped and maintained as per Section 513(4) of this Ordinance. Such space shall remain open and unoccupied by any principal or accessory building or use.

3. Rear Yard - There shall be a rear yard of not less than

fifty (50) feet. Such yards shall be appropriately landscaped and maintained as per Section 513(4) of this Ordinance. For those lots with rear lot lines abutting any Residential or Agricultural district, there shall be a rear yard of not less than one hundred (100) feet. The 100 feet abutting the Residential or Agricultural district shall be appropriately landscaped and maintained as per Section 513(4) of this Ordinance. Such space shall remain open and unoccupied by any principal or accessory building or use. Where a Light Industrial designation exists and the said buffer area is provided for in the adjoining Residential or Agricultural use district by deed covenant, then the set back shall be 50 feet for principal and accessory use.

#### **507 BUILDING HEIGHT LIMITS**

1. Except as provided in the following sub-section 2, no building or structure shall exceed a height of fifty (50) feet.
2. Other Structures - Chimneys, water tanks, communication towers and antennae, ventilators and other similar structures, whether or not accessory to building or appurtenant thereto may be erected to a height exceeding fifty (50) feet provided they are in compliance with the applicable Federal regulations relative to objects affecting navigable air space.

#### **508 PERCENTAGE OF LOT COVERAGE**

Not more than fifty (50) percent of the lot area shall be covered by any main and accessory buildings.

## **509 OFF-STREET PARKING**

Space for off-street parking of employees, customers and visitors shall be required in the following manner and in accordance with other sections of this Zoning Ordinance governing off-street parking. There shall be no on street parking permitted in an Industrial Park under this zoning classification.

1. Off-street parking space shall herein be interpreted to be an accessory use which must conform to all requirements as to side yard and rear yard clearances and shall provide one parking space for every 400 square feet of floor area.
2. All parking spaces provided in the District shall be located on the same property with the permitted use it is intended to serve and conform to the landscaping requirements described in Section 513(4) of this Ordinance.
3. Sufficient parking spaces for employees, customers and visitors shall be provided, except for lots along "main thoroughfares", visitor only parking shall be permitted to the front of the building but in all cases there shall be at least 50 feet from the front line of the parking lot to the street right-of-way. Parking to the front of the building shall not exceed 10% of the required spaces except for lots along "Main Thoroughfares" where this restriction shall not apply. All parking shall conform to Section 506 Yard Requirements, of this Ordinance.
4. Space also shall be provided for the parking of freight and delivery trucks during any time in which the off-street facilities prescribed in the Ordinance are insufficient to handle all such trucks waiting to use said facilities.

## **510 OFF-STREET LOADING/UNLOADING AND STORAGE**

Space for off-street loading/unloading and storage shall be required in the following manner and in accordance with other sections of the Ordinance governing loading requirements.

1. Off-street loading/unloading and storage space shall herein be interpreted to be an accessory use and shall conform to all requirements as to front, side and rear yard clearances as specified in the Zoning Ordinance.
2. All loading/unloading and storage space shall be located on the same property with the permitted use it is intended to serve.
3. All open areas used for storage of any type shall be enclosed by a solid wall or fence. All solid walls or

fences shall be a minimum of seven (7) feet and a maximum of (15) feet in height and in no case shall storage of materials be permitted to exceed the height of the fence. Storage shall be limited to materials in accordance with the standards of the Pennsylvania Department of Environmental Resources, the Environmental Protection Agency and State Fire Marshall regulations.

4. In no case shall storage spaces or loading/unloading facilities be permitted in the front of any main building.
5. All loading/unloading facilities shall be located a minimum of three hundred (300) feet from any Residential or Agricultural district boundary if operated between the hours of 6 p.m. and 7 a.m. Where a Light Industrial designation exists and a buffer area is provided for in the adjoining Residential or Agricultural use district by deed covenant, the set back shall be 100 feet.
6. Sufficient area shall be provided for the loading and unloading and storage of motor vehicles used in the conduct of the business or industrial activity.

#### **511 SIGNS AND LIGHTING REQUIREMENTS**

##### 1. Signs

- a. Only identification signs identifying the names and businesses of the persons or firms occupying the premises shall be permitted. Advertising signs, billboards or other signs except those specifically permitted are prohibited. No free standing sign shall be larger than forty (40) square feet. No wall mounted sign shall be larger than one hundred (100) square feet.

Identification signs shall generally be placed upon the outside walls of the buildings, but shall not extend above the line of the roof meeting the wall. However, identification signs may be placed in the front yard set-back area when they are constructed and designed to be a part of a landscaping element. All other signs in the front yard set-back area, signs painted on exterior faces of buildings or on roofs and fences, flashing or moving signs are prohibited. Signs shall not be placed or externally illuminated in a manner which casts glare or is otherwise detrimental to neighboring occupancies or to the safe movement of traffic.

- b. No sign shall be located within one hundred (100) feet of any intersection unless affixed to a building and not extending more than three (3) feet beyond same.

- c. No sign shall be erected or maintained in any yard which will in any way obstruct a view of any street intersection or otherwise create a traffic hazard.
- d. Sign Permits shall be required for any exterior signs.

2. Glare and Light Standards

- a. Lighting, including spot lights, flood lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking areas, loading and unloading areas and the like, shall be focused directed, and so arranged as to prevent glare or direct illumination on streets, adjoining property lines, and/or any residential or agricultural district line unless required to illuminate a hazard.

**512 STREETS**

All streets in any Industrial Park District must be public streets and shall meet the following standards.

- 1. All streets shall have minimum right-of-way width of 60'.
- 2. All streets shall have a paved cartway with a minimum width of 28 ft including shoulders, or 28 ft with concrete curbs.
  - a. Pavement shall be designed to accommodate existing subgrade material.
  - b. Minimum pavement cross-section shall include, but not be limited to, 8" subbase (2A material), bituminous concrete wearing course. Class I geotextile material shall be used where a high moisture content exists in the subgrade material and/or when recommended by the Township engineer. All pavements will be designed in accordance with PaDOT Pub. 242, Roadway Management Manual.
  - c. Traffic turnarounds may be provided with a minimum pavement width of 32 ft and 4 ft stabilized shoulders or concrete curbing. The radius to the outside edge of pavement shall not be less than 80 ft; radius to outside edge of right-of-way shall not be less than 100 ft.
  - d. Underdrains and pavement base drains are required under all streets and roads. Base drains will be installed at a maximum spacing of 100 ft.

**513 SUPPLEMENTAL CONDITIONS**

- 1. Vibration Standards

Permitted uses shall not be permitted to provide vibration in excess of these standards:

- a. Requirements: Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments.
- b. Method of measurement: Any vibration recurrently generated that is perceptible to the normal senses without instruments is prohibited.
- c. Locational Requirement: Vibration shall be determined along the property line of the property on which the use is located.

## 2. Storm Drainage Standards

Storm drainage facilities shall be provided to meet the following criteria.

- a. A 25 year storm frequency shall be utilized to design facilities serving local, commercial/industrial and marginal access streets and marginal access ways and access roads to multiple business properties. All longitudinal and side drains and slope pipes for streets, roads and highway systems will also be designed considering a 25 year storm frequency.
- b. Culvert cross drains and any other type of drainage facility in an underpass or depressed roadway section shall be designed utilizing the following storm frequencies.
  1. Arterial Highways 25 year
  2. Collector and Local Streets and others 25 year
- c. Any storm sewer crossing under a roadway and being part of a storm sewer system shall be designed for the same storm frequency as the remainder of the system.
- d. Greater design frequencies may be required by the Township where justified on individual projects.
- e. The Rational Method will be used to calculate rates of runoff. Other methods may be approved for use when the Rational Method is not practical.
- f. In instances where state or federal agencies require more stringent design requirements, the more stringent requirement will govern the design of the facility.
- g. All storm sewer pipes shall be at least 15 inches in diameter and may consist of concrete, coated

corrugated steel or corrugated polyethylene pipe.

- h. All storm sewer piping under roads, highways and streets shall be properly designed and constructed to withstand the fill and traffic loads which they must support.

All new land developments are required to develop and receive Township approval of a Storm Water Management Plan pursuant to the official Storm Water Management Ordinance of Summit Township.

### 3. Solid Waste and Refuse Standards

The disposal of solid waste and refuse must be in conformance with the requirements of the Pennsylvania Department of Environmental Resources.

### 4. Landscaping Standards

The following landscaping standards shall be adhered to:

- a. The landscaping requirements described in Section 506 of this Ordinance shall be located on the street side of all walls, barriers, fences and other screening.
- b. All areas not paved shall be screened by landscaping from public view with shrubs or trees and be properly sodded or seeded. All earthen areas shall be protected from erosion.
- c. Landscaped yard areas may include the use of flagpoles, screens, terraces, fountains, pools and other water arrangements, and various types of trees and shrubs. All trees, plants and shrubs shall be varieties that are adaptable to the local soil and climate condition and which blend with natural growth and shall be compatible with adjacent landscaped areas, in the opinion of a qualified landscape architect or horticulturist.
  - 1. One street tree (Maple, Oak, Honeylocust, etc.) shall be in place or planted for each fifty (50) feet of property abutting a public right-of-way. Trees shall be in a place or planted adjacent to or in the right-of-way (depending on the location of utility easements).
  - 2. One small flowering tree (Dogwood, Crabapple, Hawthorn, etc.) or tall deciduous tree (Maple, Oak, Honeylocust, etc.) shall be in place or planted for each one hundred (100) feet of building perimeter. These trees shall be located in the landscaped areas of the site.
  - 3. One small flowering or tall deciduous tree shall

be in place or planted for each 12 parking spaces. These trees shall be planted adjacent to the parking area.

4. The use of shrubs, additional trees (evergreen, deciduous and small flowering), annuals, perennials, spring flowering bulbs, and ground shall be at the owner's option.

5. Minimum size plants which shall be counted in meeting the requirements of 1, 2 and 3 are as follows:

Street or tall deciduous tree: 1 1/2" trunk diameter 1'1" above ground line. A small flowering tree: 4' to 5' plant.

6. The owner is encouraged to keep as many of the existing trees on the site as possible.

7. The owner may elect to treat portions of the site as natural landscaping by encouraging the growth of native plants. Plants which can become a nuisance (Japanese Honeysuckle, Multiflora Rose, Autumn Olive, etc.) shall not be planted on the site unless a part of designated wetlands.

d. All landscaped areas shall be perpetually maintained and in good condition at all times.

e. Landscaping devices shall not obscure the site distances in a manner that may create a traffic hazard.

## 5. Utility Standards

a. Electrical and telephone service may be brought into the Park overhead but shall be brought underground into the individual sites and to the buildings from the nearest available source with the exception of rail served buildings where overhead service may be permitted. The purchaser or lessee will be responsible for the cost of such underground service.

Pad-mounted electrical transformers shall be located and screened so as to prevent viewing from any public street or adjacent property.

b. Any Industrial Park district shall be provided with an adequate water supply for both industrial and fire protection use by service from the City of Erie, Pennsylvania Water Company, the Millcreek Township

Water Authority or the Summit Township Water Authority. The water supply and system shall be constructed in conformance with the specifications and requirements of the supplier.

6. Fire Protection Standards

- a. Direct and unobstructed access to the perimeter of all buildings shall be provided for emergency vehicles as follows: For building under 50,000 square feet - 50% of the perimeter; buildings over 50,000 square feet but less than 100,000 square feet - 75%; and buildings larger than 100,000 square feet - 100%.

Any street or driveway shall be considered an access point if located not more than fifty (50) feet from the building served.

All means of access must be designated to sustain the weight of emergency vehicles and shall be not less than eighteen (18) feet in width.

No structure shall be more than 1,000 feet from a fire hydrant.

- b. All permitted uses must conform to the Fire Prevention Code currently in effect in Summit Township.

7. Erosion and Sedimentation Control

Prior to any earthmoving activities, developer shall prepare an Erosion and Sedimentation Control Plan which shall meet the standards of Chapter 102 (Erosion Control) of Title 25 Rules and Regulations of the Pennsylvania Department of Environmental Resources and shall be reviewed and found adequate by the Erie County Conservation District.