SECTION 6.00 - THE INDUSTRIAL DISTRICTS

The Industrial Zoning Districts are intended to define and protect areas suitable for the development of a variety of industrial activities, and to set forth Development Standards for the mutual protection of industrial development and areas for other land use activity in the vicinity. Industry should be protected from the intrusion of other land uses, which neither perform a function appropriate to an industrial environment nor provide an essential service to the establishments or the employees of the industrial area.

The Industrial Zoning Districts are intended to encourage the development and maintenance of industrial areas, dispersed throughout Blendon Township, thus providing a variety of location opportunities to industrial establishments. Important in determining the location and size of these industrial areas is the accessibility of the location to regional transportation facilities (especially highways), the availability of public utilities and the adequacy of fire and police protection. The topography of the area should be relatively level with no flood hazard. These industrial areas may be in close proximity to other land use areas, but wherever possible, appropriate physical features should be maintained as boundaries.

SECTION 6.10 - (RI) RESTRICTED INDUSTRIAL DISTRICT (Section 342)

The Restricted Industrial District is provided for industrial uses, which seek locations in suburban areas or in very close proximity to residential areas. These industrial uses generally require a minimum of services and facilities and generate little industrial traffic. They typically operate within an enclosed structure and have little or no adverse effect on adjacent land by producing noise, odor, dust, smoke, glare or hazard.

The **Restricted Industrial District** is intended to encourage areas of industrial use with architecturally attractive structures surrounded by landscaped yards. Such industrial development may be in close proximity to other land use areas, but is best accomplished at the periphery of such areas.

SECTION 6.20 - (LI) LIMITED INDUSTRIAL DISTRICT (Section 344)

The Limited Industrial District is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial District. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district.

SECTION 6.40 - (PIP) PLANNED INDUSTRIAL PARK DISTRICT (Section 444)

The Planned Industrial Park District is provided for many industrial establishments which seek to develop within unified industrial areas having all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Because these industrial areas are generally stable and offer unified internal arrangement and development, potentially detrimental effects can be better controlled. For this reason, the **Planned Industrial Park District** is allowed greater development latitude.

Buildings within this district are to be architecturally attractive and well landscaped. Plant parking, storage, loading and processing operations are to be screened.