

ZONING

SPECIAL STANDARDS In addition to the conditional use procedure and standards and all other applicable requirements of this Zoning Chapter, the following standards shall apply in the R-LM District:

A. Access.

1. The lot shall have direct access to the railroad line and shall use a railroad siding as the primary means of transportation of goods and product to and from the site which are associated with any manufacturing or production process.
2. Access to all uses in the R-LM District shall not be permitted through any R-1, R-2, R-3 or other residential district and access shall be prohibited onto or from any residential access street as may be designated by the Borough Council. This provision shall not preclude the Borough Council from requiring an emergency access from a residential access street.

B. Yards and buffers.

1. At a minimum, a 300-foot, undeveloped buffer strip shall be provided between all R-LM uses and residential uses and between all R-LM uses and R-1, R-2, R-3 and other residential districts, and said buffer strip shall be measured from abutting property lines. This buffer strip requirement shall not apply along any adjoining railroad line. Pedestrian and/or vehicle access (but not parking or loading/unloading facilities) and/or utility uses may encroach into the buffer strip by up to 50% of the buffer width. When such encroachment is proposed, solid fencing and/or landscaping including a landscaped berm with evergreen trees may be required in the buffer strip as determined necessary by the Borough Council to screen the accessway and/or utility use from adjoining residential uses and/or districts. The requirements of § 215-35 shall also apply, with the exception of the width requirements.
2. All yards not abutting the 300-foot buffer area shall be a minimum of 50 feet. However, this shall not preclude the construction of necessary structures and facilities required for the loading and unloading of freight or other essential operations along any area of a railroad not encroaching into any required yard or buffer which abuts adjoining properties; provided such structures and facilities conform to the requirements of the owner and/or operator of the railroad line.

C. Building height. Any structures housing or associated with a light manufacturing use in the R-LM District may, as a conditional use subject to approval by the Borough Council, exceed the normal height limitations established by this chapter provided the Council determines compliance with the following:

1. The maximum structure height for principal and accessory structures shall not exceed 100 feet.
2. The portion of the structure which exceeds the maximum building height established by Part 7 of the Schedule of Development Standards shall be used solely to house railroad loading, unloading, receiving, shipping and storage facilities, and processes that require unusual heights, including, but not limited to, grain storage elevators, product load out and distribution towers, and grain processing and milling facilities, as well as processes that require unusual heights to accommodate cranes, and special machinery and equipment.