

I-6	Hazardous Materials Storage	The storage of any solid, liquid, or gaseous matter including but not limited to gases, vapors, dusts, fumes, and mists containing properties that by chemical means are inherently harmful and likely to destroy life or impair health or capable of causing injury to the well-being of persons or damage to property.	1 space per employee on the largest working shift.	<ul style="list-style-type: none"> a. Documentation of inspection and license from applicable state and federal agencies shall be provided prior to approval. b. Process and methods for secondary containment of any hazardous materials shall be provided to the township prior to approval. c. Emergency plans shall be filed and approved by the fire and police departments.
I-7	Industrial-Commercial Solar Energy Collector System	A utility-scale ground mounted solar energy collector system with the primary purpose of wholesale or retail sale of generated electricity, commonly referred to as solar farms.	1 space per employee on the largest working shift.	<p>Separate section. A few considerations:</p> <ul style="list-style-type: none"> 1. Size limits? 2. Separation distances? 3. Buffer standards (from dwellings units, lot lines, right of way, etc.)
I-8	Industrial Uses of similar nature to the uses permitted in sec 1505 Uses determined similar to uses specifically allowed in the I-1 zoning district		To be determined based on the selected use.	<p>The Planning Commission shall determine whether a proposed use is similar to another use permitted in the I-1 zoning district. Upon making this determination, the Planning Commission shall select a use to be utilized to apply parking standards and design standards. The Planning Commission shall use the following standards to make this determination:</p> <ul style="list-style-type: none"> a. The use has similar characteristics in terms of impact on adjacent uses. b. The use is consistent with the purpose and intent of the zoning district and future land use classification. <p>Following this determination, the Planning Commission shall initiate an amendment to the zoning ordinance to provide for the new use.</p>

Commented [AH9]: See requirements below. Need to update.