

**ARTICLE XIV**

**LLI LIGHT LIMITED INDUSTRIAL DISTRICT**

**SECTION 1400. PURPOSES**

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is as follows:

- A. To provide a broad range of light limited industrial uses with suitable open space and buffering to help preserve the Township's rural character.
- B. Permit service oriented commercial uses which supplement the office and industrial development in the district, meet local and regional needs and market demands, but which do not create the character, magnitude, and/or intensity of development permitted under the CB Commercial Business District.
- C. Provide light limited industrial development that is free from offensive noise, vibrations, odors, and other nuisances through use of strict performance standards.
- D. Protect light limited industrial uses against congestion by limiting the bulk of buildings in relation to each other and to the land area around them.

**SECTION 1401. USE REGULATIONS**

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any of the following uses and no other, provided that such uses comply with the district regulations in this Article, and all other applicable sections of this Ordinance, including the use standards contained in Article III.

- A. By-Right Uses.
  - a. B-1 Forestry
  - b. B-2 General Farming
  - c. B-3 Intensive Agriculture
  - d. C-1 Club
  - e. C-5 Dry Cleaners (Drop-Off)
  - f. C-6 Hotel/Motel/Inn
  - g. C-8 Personal Care Business
  - h. C-9 Repair Shop
  - i. C-10 Restaurant
  - j. C-11 Retail Shop
  - k. C-13 Veterinary Clinic

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- l. E-1 Adult/Child Day Care
  - m. E-3 Conservation/Recreation
  - n. E-4 Emergency Services
  - o. E-6 Municipal Complex
  - p. E-9 Utility Operating Facility
  - q. F-1 Professional Office
  - r. G-2 Athletic Club
2. The following Accessory Uses.
- a. A-4 Commercial Vehicles
  - b. A-6 Drive-In Facilities
  - c. A-7 Fences and Walls
  - d. A-10 No-Impact Home-Based Business
  - e. A-11 Non-Residential Accessory Structure
  - f. A-12 Outdoor Storage and Waste Disposal
  - g. A-15 Roadside Stand

**B. Conditional Uses.**

- 1. Any use of the same general character as those listed in Section 1401.A, herein, when approved as a conditional use and subject to the conditional use requirements of Article XXIV.

**C. Special Exceptions.**

- 1. A-3 Cellular Communications Antennae

**SECTION 1402. DIMENSIONAL STANDARDS**

<b>Standard</b>	<b>Class I Uses</b>
<b>Minimum Lot Size</b>	2 acres or as provided in Article III hereof applicable to use
<b>Minimum Lot Width</b>	150 feet
<b>Minimum Front Yard</b>	Not less than 15 feet and no more than 25 feet.  When on-lot disposal is used and the front yard is the most suitable land, the setback shall be increased to 100 feet.
<b>Minimum Side Yard</b>	50 feet (both sides)
<b>Minimum Rear Yard</b>	50 feet
<b>Maximum Building Height</b>	35 feet
<b>Maximum Building Coverage</b>	15,000 sq ft

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<b>Standard</b>	<b>Class I Uses</b>
<b>Floor Area Ratio</b>	N/A
<b>Maximum Impervious Coverage</b>	30%
<b>Minimum Green Area</b>	50%
<b>Maximum Building Dimension</b>	150 feet
<b>Minimum Building Setback from Residential District</b>	150 feet

**SECTION 1403. GENERAL REGULATIONS**

- A. Landscaping. The required green area must remain free of buildings and/or impervious paving materials and be landscaped according to the Upper Salford Township Subdivision and Land Development Ordinance.
- B. Signs. Signs shall be designed and placed in conformance with the provisions contained in Article XX.
- C. Off-Street Parking. Parking shall be provided in accordance with the provisions of Article XIX of this Ordinance and in accordance with applicable standards of the township=s subdivision and land development ordinance.

**SECTION 1404. REGULATIONS**

The following general regulations shall apply to all proposed uses:

- A. Vehicular Access. Properties with frontages of 600 feet or less on any individual street are only permitted 1 driveway intersection per street. Properties with frontages greater than 600 feet may be permitted a maximum of 2 driveways per street frontage, provided that such driveways are at least 300 feet apart. Regardless of frontage, a development may be restricted to a single driveway depending on usage and interior and exterior traffic patterns.
- B. Sidewalks. Sidewalks shall connect nonresidential buildings with all parking areas, sidewalks along streets and bike trails or sidewalks on abutting property.
- C. Parking Regulations. The following regulations shall pertain to parking for all uses to be developed in the LLI Light Limited Industrial District.
  - 1. Parking shall not be permitted within the front yard.
  - 2. Parking spaces and driveways serving the spaces shall be setback a minimum of ten feet from rear and side property lines abutting nonresidential uses within the LLI Light Limited Industrial District.
  - 3. Parking spaces and driveways serving the spaces shall be setback a minimum of 25 feet from rear and side property lines abutting residential uses.

**SECTION 1405 REVIEW OF PLANS FOR LIGHT LIMITED INDUSTRIAL USES**

When an application for a zoning or use and occupancy permit is received by the Township for any use within the LLI Light Limited Industrial District, for which no land development application is required, the

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Zoning Officer shall, prior to the issuance of a zoning or use and occupancy permit, refer the application to the Board of Supervisors to ascertain whether the Board wishes additional information regarding the application. Where the Board of Supervisors determines that the proposed use should be reviewed, it may refer the application to the Planning Commission for its review and recommendation and may thereafter impose such reasonable of conditions upon the approval of any use and occupancy permit consistent with the following provisions:

- i. A plot plan, satisfying the minimum requirements for a sketch plan submission in accordance with Chapter 22, Land Development and Subdivision shall be submitted depicting the location of all existing and proposed structures, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas, and other features of the lot, including, without limitation, all structures, streets, alleys, highways, streams and other topographical features of the land. If determined necessary by the Planning Commission or the Township Engineer, the applicant shall also set forth such like information relating to the area within 200 feet of any lot line.
- ii. If interior or exterior modifications to existing structures are proposed, which modifications include the removal or addition of any partition walls or other structural elements, the Planning Commission or Township Engineer may require the submission of architectural plans for such interior or exterior modifications.
- iii. Where landscaping is required under this Chapter or under Chapter 22, Land Development and Subdivision, the Planning Commission may require the submission of a landscaping plan showing the location, dimension and arrangement of areas to be devoted to planting, lawns, trees or any other landscape element.
- iv. The applicant shall submit a narrative description of the proposed use, the approximate or anticipated number of employees, hours of operation, number of clients, students or customers which will use the facility.
- v. The applicant shall provide a certification that the existing sewage treatment facilities are in proper operation and that they are sufficient to meet the sewage treatment needs of the proposed use.
- vi. The Planning Commission may request additional information specific to the proposed use.
- vii. Upon the information submitted, the Planning Commission shall issue a recommendation to the Board of Supervisors as to appropriate and reasonable conditions on the approval of any zoning permit or use and occupancy permit for the use proposed.
- viii. The Board of Supervisors may impose such reasonable conditions upon the applicant as to ensure that the proposed use will be consistent with the stated goals and objectives of this district.
- ix. The Board of Supervisors, upon recommendation of the Planning Commission, may waive compliance with any or all requirements of this section for proposed uses which are determined to be of minimal or negligible impact.
- x. Nothing in this Section shall be construed as to affect the requirements under Article XXI of this Chapter.