

ARTICLE XV

LI LIMITED INDUSTRIAL DISTRICT

SECTION 1500. 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 limited industrial uses with suitable open space and buffering to help preserve the Township's rural character.
- B. Provide limited industrial development that is free from offensive noise, vibrations, odors, and other nuisances through use of strict performance standards.
- C. Protect industrial uses against congestion by limiting the bulk of buildings in relation to each other and to the land area around them.

SECTION 1501. 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.
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 - a. B-1 General Farming
 - b. B-2 Intensive Agriculture
 - c. B-5 Forestry
 - d. C-5 Club
 - e. C-9 Dry Cleaners (Drop-Off)
 - f. C-12 Hotel/Motel/Inn
 - g. C-14 Personal Care Business
 - h. C-15 Repair Shop
 - i. C-16 Restaurant
 - j. C-17 Retail Shop
 - m. C-23 Veterinary Clinic
 - n. E-1 Adult/Child Day Care

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- o. E-3 Conservation/Recreation
 - p. E-4 Emergency Services
 - q. E-7 Municipal Complex
 - r. E-11 Utility Operating Facility
 - s. F-4 Professional Office
 - t. 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-11 Non-Residential Accessory Structure
 - e. A-12 Outdoor Storage and Waste Disposal
 - f. A-15 Roadside Stand
- B. Special Exceptions.
- 1. A-3 Cellular Communications Antennae
 - 2. D-1 Adult Entertainment
 - 3. On tracts 10 acres or more:
 - a. D-14 Solid Waste
 - 4. On tracts 25 acres or more:
 - a. D-12 Quarrying Operation
- C. Conditional Use
- 1. Any use not specifically permitted or provided for in Article III or deemed to be excluded from the uses permitted within the participating municipalities under the Indian Valley Regional Comprehensive Plan may be permitted as a conditional use by the Board of Supervisors, provided all applicable standards within Article XXII can be satisfied, following a Planning Commission review in accordance with Section 1504.
 - 2. Any use of the same general character as those listed in Section 1501.A, herein, when approved as a conditional use and subject to the conditional use requirements of Article XXIV.

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SECTION 1502. DIMENSIONAL STANDARDS

Standard	Limited Industrial Uses
Minimum Lot Area	2 acres or as provided in Article III hereof applicable to use
Floor Area Ratio	35 percent
Maximum Building Coverage	15,000 sq ft
Maximum Impervious Coverage	30 percent
Minimum Green Area	50 percent
Front Yard Setback (measured from the ultimate right-of-way)	100 feet
Side Yard Setback	50 feet (each side)
Rear Yard Setback	50 feet
Building Setback from Residential District or Existing Residential Building	200 feet
Parking Setback from Residential District or Existing Residential Building	100 feet
Building Separation	50 feet
Maximum Building Height	45 feet (Chimneys, spires, towers, elevator penthouses, tanks, solar energy apparatus and similar projections shall be permitted to extend not more than 15 feet above the maximum building height to a maximum height of 60 feet)

SECTION 1503. ADDITIONAL DEVELOPMENT REGULATIONS

- A. Access. A planned system of efficient ingress, egress, and internal circulation of traffic shall be required. Loading and unloading areas shall be provided to the rear or side of the proposed use, and arranged so that they may be used without blocking or interfering with the use of driveways or parking areas. There shall be a maximum of one access road per 200 feet of frontage and in no case more than two access roads per frontage.
- B. The applicant shall specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.
- C. Landscaping. All developments in the LI Limited Industrial District shall be designed and maintained so as to provide a complete and effective, year-round landscape buffer between itself and any development of any other adjacent district in compliance with the landscaping standards contained within the township=s subdivision and land development ordinance.
- D. 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 1504. REVIEW OF PLANS FOR LIMITED INDUSTRIAL USES

When an application for a zoning or use and occupancy permit is received by the Township for any use within the LI Limited Industrial District, for which no land development application is required, the 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 conditions upon the approval of any use and occupancy permit consistent with the following provisions:

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. The Planning Commission may request additional information specific to the proposed use.
- G. 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.
- H. 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.
- I. 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.

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- J. Nothing in this Section shall be construed as to affect the requirements under Article XXI of this Chapter.

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