

## ARTICLE 7

### LI - LIMITED INDUSTRIAL DISTRICT

#### 700 District Purpose

The purpose of this district is to provide and regulate a wide variety of light/limited industrial uses in the form of both industrial parks and individual industrial structures. In both cases sufficient regulations regarding buffering, screening, access and landscaping are required to minimize adverse impacts on adjacent neighborhoods and assure sound development and appearance. Hazardous or noxious uses or activities shall not be permitted.

#### 701 Uses Permitted by Right

A building may be erected, altered or used for only one or more of the following uses:

1. Light manufacturing, processing, assembly and distribution of light components, items or products employing no heavy industrial processes or equipment.
2. Warehouse, wholesale or distribution facility, provided that the activity is of a light industrial character.
3. Plumbing, heating, carpentry or electrical establishment.
4. General service and repair establishment.
5. Sale, service and repair of automobiles and trucks, including auto body, painting or detailing establishment, provided that repair work is performed within the confines of a building.
6. Printing, photo finishing, engraving, reproducing or binding establishment.
7. Laboratory.
8. Rental storage facility.
9. Office or office building.
10. Standard collection facility for recycling, subject to Section 1010.

11. Government or public utility use including power station, warehouse or storage facility.
12. Any use of the same general character as any of the uses permitted above, provided that it is approved by Borough Council. Such use shall be consistent with the purposes of the district, not detrimental to the surrounding neighborhood and in compliance with the performance standards in Article 12. To determine if a proposed use is of the same general character as any of the listed permitted uses, the Borough Council shall consider the compatibility standards in Section 1015.

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Uses Permitted by Special Exception

The following uses shall be permitted by special exception, subject to Articles 11 and 14:

1. Trucking facility.
2. Machine shop, welding or similar use.
3. Processing facility for recycling, subject to Section 1010.
4. Adult use, subject to Local Ordinance No. 1243.
5. Gasoline service station, subject to Section 1105.

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Accessory Uses and Structures

1. Outdoor storage, provided that the area for such storage is not located in front of the principal building and is completely screened from adjoining non-industrial properties by a solid fence, wall or planted visual screen which shall be not less than six (6) feet high. No materials shall be stored in a manner to project above the fence or wall.
2. Cafeteria, dining hall or similar facility for the exclusive use of the occupants and employees of the building.
3. Recreation area for employees.
4. Living quarters for watchmen or caretakers.

5. Parking, subject to Article 8.
6. Signs, subject to Article 9.
7. Satellite antenna, subject to Borough Ordinance 1165.
8. Small collection facility for recycling, subject to Section 1010.
9. Any accessory use on the same lot or tract and customarily incidental to uses permitted above and not detrimental to the area.

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Area and Bulk Regulations

Unless specifically stated otherwise, the following shall be minimum requirements:

- |    |                                 |   |  |
|----|---------------------------------|---|--|
| 1. | Tract size                      | - | Ten (10) acres.  |
| 2. | Lot size                        | - | Thirty thousand (30,000) square feet.  |
| 3. | Lot width                       | - | One hundred twenty-five (125) feet.  |
| 4. | Setbacks                        |   |  |
|    | From exterior road              | - | Fifty (50) feet.   |
|    | From interior road              | - | Twenty (20) feet.  |
|    | From side or rear property line | - | Thirty (30) feet, which shall be increased to fifty (50) feet where the property abuts a residential district. |
| 5. | Building coverage               | - | Twenty-five (25) percent, maximum.   |
| 6. | Impervious surface              | - | Sixty (60) percent, maximum.   |
| 7. | Height                          | - | Fifty (50) feet, maximum.  |

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Special Development Regulations

## 1. Single Plan

An overall plan for the entire tract (10 acres minimum) shall be submitted, and the tract shall be developed in accordance with the overall plan. Such overall plan shall be approved by the Borough before a building permit is issued for any lot.

## 2. Performance Standards

All uses, processes and activities shall comply with the performance standards relating to noise, air pollution, heat, vibration, glare, etc. as noted in Article 12. All uses shall also comply with all state and federal requirements.

## 3. Buffering, Screening and Landscaping

a. Prior to the use, development or expansion of a building or facility in this district in areas where such use or structure abuts a more restrictive district, a buffer area shall be provided on the industrial property at its boundary with the more restrictive district. The width of the buffer area shall be at least thirty (30) feet. No buildings or parking shall be placed within this buffer area.

b. There shall be a planted visual screen within the buffer area required above which shall be placed within the LI - Limited Industrial district along its boundary with another district.

c. In industrial parks there shall be a landscaped planting area not less than six (6) feet wide at the front and at one other side of any principal building hereafter erected or expanded.

d. All other applicable requirements of Sections 1012 and 1013 relating to screening and landscaping, respectively, shall be followed where applicable.

## 4. Access

a. No industrial use shall hereafter be located so as to have access to or from a local street.

- b. Access roads carrying nonresidential traffic, especially truck traffic, shall not be extended to the boundaries of adjacent residential properties or residentially zoned areas.

5. Parking

- a. Parking and loading shall be in accordance with Article 8.
- b. Parking shall be permitted in required yards, provided that such parking is no closer than ten (10) feet from the principal building and no closer than ten (10) feet from the right-of-way line.

6. Signs

Signs shall be in accordance with Article 9.

7. Illumination

All spaces between buildings and all parking, loading and unloading, access and service areas shall be adequately illuminated at night. Such illumination, including sign lighting, shall be arranged so as to protect the surrounding streets and adjoining properties from direct glare or hazardous interference of any kind.

8. Storage and Waste Disposal

- a. No highly flammable or explosive liquid, solid or gas shall be stored in bulk above ground, with the exception of tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel.
- b. No materials or wastes shall be deposited on a lot in such a form or manner that they may be transferred off the lot by wind, rain or other natural causes or forces.
- c. All materials or wastes that might cause fumes or dust or that constitute a fire hazard or that might be edible or otherwise attractive to rodents or insects shall be stored outdoors only in closed containers, adequate to eliminate such hazards.

- d. Trailers or vehicles may be used for storage, provided that such vehicles are located in the rear yard and are effectively screened from public streets. A permit must be obtained from the Borough prior to using trailers or vehicles for storage purposes for three (3) or more consecutive days.

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Other Development Regulations

1. Each building shall be designed so as to minimize its industrial appearance and shall, insofar as practicable, afford minimum external evidence of the operation carried on therein.
2. In the case of industrial parks and attached structures, there shall be a common architectural or design scheme for purposes of unity, identity and appearance.

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Compliance with Performance Standards

All development and activities shall comply with Article 12 relating to performance standards.