

ARTICLE 16

“LI” - LIGHT INDUSTRIAL DISTRICT

SECTION 16.01 PURPOSE

This district is composed of those areas of the Township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum noise, glare, odor, dust, vibration, air and waste pollutants, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of incompatible uses, and to lesson congestion on public streets and highways. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded.

SECTION 16.02 PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Research oriented and light industrial park uses and office uses.
- B. The manufacturing, compounding, process or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers.
- C. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
- D. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials.
- E. Printing, lithographic, blueprinting and similar use.
- F. Wholesale warehousing and material distribution centers, provided all products and materials are enclosed within a building.
- G. Light manufacturing industrial use which by nature of the materials, equipment and process utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: drugs, jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising

displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage but not including tanning products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.

- H. Research and testing facilities.
- I. An accessory use, building or structure.
- J. A sign, only in accordance with the regulations in Article 8.
- K. Essential Service structures and buildings.
- L. Wind energy conversion systems which do not exceed 65 feet in height and which otherwise comply with the requirements of Section 10.26.

SECTION 16.03 CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 10.

- A. Restaurants and cafeteria facilities for employees.
- B. Bus, truck, taxi and rail terminals.
- C. Open air display areas for sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic tired two- and four-wheeled utility trailers, such as household equipment, pneumatic-transit cement mixers, wheelbarrows, rollers and similar products or equipment.
- D. Airport.
- E. Gasoline service station.
- F. Banks.
- G. Temporary building or trailer office.
- H. Automobile repair garage
- I. Contractors establishment.

- J. Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.
- K. Manufacturing product warehousing, exchange and storage centers and yards.
- L. Open industrial uses or industrial product or materials storage, provided that any activity in which products or materials being processed or stored are located, transported, or treated outside of a building and are not within enclosed apparatus vessels, or conduits such use shall be provided with an opaque permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts to concrete set below the frost line; if a wall is provided, its foundations likewise shall extend below the frost line.
- M. The exterior commercial storage of motor vehicles, equipment, petroleum products, building materials and goods within a controlled-access fenced compound when obscured by a wall or solid fence on those sides abutting a residential district or a public street.
- N. Wholesale businesses, including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards.
- O. Auctions for livestock.
- P. Junk yards, inoperative vehicle storage.
- Q. Quarries and sand and gravel pits, including mining and excavation operations.
- R. Plating shops, rendering plants, slaughter houses, tanneries or heat treating processors.
- S. Telecommunication towers
- T. Wind energy conversion systems, which comply with Section 10.26.

SECTION 16.04 REGULATIONS

The following regulations shall apply in all "LI" – Light Industrial Districts.

- A. Lot Area: No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central water supply system and a central sanitary sewerage system, in which case

there shall be provided a minimum lot area of twenty thousand (20,000) square feet.

- B. Lot Width: The minimum lot width for lots served with a public water supply system and a public sanitary sewerage system shall be eighty (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
- C. Lot Coverage: The maximum lot coverage shall not exceed twenty-five (25) per cent.
- D. Yard Requirements:
 - 1. Front Yard: not less than eighty-five (85) feet from the road right-of-way.
 - 2. Side Yards: least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet.
 - 3. Rear Yard: not less than thirty-five (35) feet.
- E. Height: Except as is otherwise provided in this Ordinance, no building or structure should exceed a height of forty-five (45) feet
- F. Required Off-Street Parking: As required in Article 9.
- G. Greenbelt Buffer:
 - 1. A greenbelt buffer shall be provided in accordance with the regulations specified in Section 6.07.
 - 2. A use or structure on any lot in this district fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.