

Article: 40.0 LIMITED INDUSTRIAL DISTRICT**ARTICLE 40.0
I-1-LIMITED INDUSTRIAL DISTRICT****SECTION 40.01-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 of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosion and radioactive hazards, 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 lessen 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 40.02-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 including testing facilities.
- 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 uses.
- F.** Light manufacturing industrial use which by the nature of the materials, equipment and processes 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, 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.
- G.** Research and testing facilities.
- H.** An accessory use, building or structure.
- I.** A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- J.** Public utility structures located on the surface of the ground including, but not limited to, transformer substations, pumping stations, communications relay stations, gas and steam regulating valves and stations.

SECTION 40.03-SPECIAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a special use permit as provided in ARTICLE 50.0;

- A.** Restaurants and cafeteria facilities for employees.

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- B. Bus, truck, taxi and rail terminals.
- C. Open air areas display for the 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 such as household equipment, small tools, pneumatic tired two. and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment.
- D. Warehousing and material distribution centers, provided all products and material are enclosed in a building.

SECTION 40.04-REGULATIONS

The following regulations shall apply in all L 1-Limited Industrial Districts:

- A. **LOT AREA**-The minimum lot area for a building or structure shall not be less than ten (10) acres, except where a lot is served with a public water supply system and a public sanitary sewerage system, in which case the minimum lot area shall not be less than two (2) acres. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot under ten (10) acres shall exceed a 1:4 width to depth ratio.
- B. **LOT WIDTH**-The minimum lot width for a lot served with a public water supply system and a public sanitary sewerage system shall not be less than two hundred (200) feet. Where a lot is not so served, the minimum lot width shall not be less than four hundred (400) feet.
- C. **LOT COVERAGE**-The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. **FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .60.
- E. **YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
 - 1. **Front Yard**-The minimum setback shall not be less than one hundred (100) feet from centerline of road.
 - 2. **Side Yards**-The minimum width of either side 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 the front yard requirement.
 - 3. **Rear Yard**-The minimum setback shall not be less than thirty-five (35) feet.
- F. **HEIGHT REQUIREMENTS**-Except as is otherwise provided in ARTICLE 55.0, SECTION 55.07 of this Ordinance, no building or structure should exceed a height of forty-five (46) feet or two (2) stories.
- G. **TRANSITION STRIPS**
 - 1. On every lot in the district which abuts a lot in a residential, commercial, or office and research and development district there shall be provided a transition strip. Such transition strip shall not be less than twenty-five (25) feet in width, shall be provided along every lot line except a front lot line, which abuts a lot in a residential, commercial, office or research development district, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a solid fence, wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.
 - 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 by curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

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- H REQUIRED OFF-STREET PARKING**-As required in ARTICLE 51.0.
- I PLANNING COMMISSION REVIEW OF A SITE PLAN**-As required in ARTICLE 54.0, SECTION 54.04.
- J STANDARDS**-As required in ARTICLE 55.0, SECTION 55.02.
- K PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.

