

ARTICLE XI

LI - LIGHT INDUSTRIAL DISTRICTS

SECTION 11.01 - INTENDED PURPOSE. The LI Light Industrial District is designed to permit and encourage appropriate sites to be used for limited industry. Such limited industries are characterized by uses of large sites, attractive buildings and inoffensive processes. Such districts are further intended to encourage the the harmonious and appropriate physical development of the Township by providing gradual transitions between adjacent land uses. To these ends, the limited industrial districts is intended to discourage and minimize air and water pollution, noise, glare, heat, vibration, fire and safety hazards and other detriments to the environment.

All uses in the LI District shall comply with the following regulations:

SECTION 11.02 - USE STANDARDS. Uses permitted in the (I) Industrial District shall be subject to the following conditions:

- A. All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- B. Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition. No parking area shall be located within 35 feet of the front lot line or within 20 feet of a side or rear lot line.
- C. Illumination. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
- D. All permitted uses and all storage accessory thereto except parking and loading areas and public utility structures, shall be conducted within completely enclosed buildings.
- E. Along each property line which is adjacent to Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide upon which shall be planted a hedge, evergreen shrubbery or suitable vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects.

- F. Landscaping. The entire lot shall be suitably landscaped (except for those areas which are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
- G. Additional conditions and safeguards as the Supervisors may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.

SECTION 11.03 - PERMITTED USES. In a (LI) Limited Industrial District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the Middlesex Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

- A. Limited manufacturing, fabricating, processing, packaging, compounding or assembling activities which do not do the following:
 - 1. Cause dust, smoke, fumes, gas or offensive odors to be disseminated beyond the boundaries of the lot.
 - 2. Cause vibration beyond the boundaries of the lot.
 - 3. Cause noise exceeding that of street traffic at the front lot line.
 - 4. Cause light glare observable from beyond the boundaries of the lot.

The foregoing permitted uses include the following specific applications:

- 1. Agricultural, food and kindred products, but not including rendering, slaughtering or tanning plants.
- 2. Furniture and fixtures.
- 3. Printing, publishing and allied industries.
- 4. Pharmaceutical, medicinal, drug and biological products.
- 5. Textile mill and apparel products.
- 6. Professional, scientific and controlling instruments; photographic and optical goods.
- 7. Canvas products made of purchased canvas.
- 8. Fabricated metal products and metal working.

- 9. Woodworking, cabinets and handicraft products.
- 10. Electronics and small parts assembly.
- B. Warehousing and wholesaling establishments and storage yards, but not including junk yards.
- C. Laundries, laundry services and cleaning plants.
- D. Municipal and public utility buildings, structures and yards, treatment plants and pump stations, heating and electric power generation plants.

SECTION 11.04 - ACCESSORY USES.

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- B. Signs, as provided in Article XIV of this Ordinance.

SECTION 11.05 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in this Ordinance.

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Dwellings accessory and incidental to the principal use only for occupancy of bona fide caretakers or watchmen and their families.

SECTION 11.06 - PROHIBITED USES. The following uses are expressly prohibited in the (LI) Limited Industrial District:

- A. Residences, except as set forth in Section 11.05.B. above.
- B. All uses that do not meet the requirements of the Performance Standards in Article XIV.
- C. Uses of a heavy industrial nature such as those that are permitted in the IG Industrial General Zoning District.

SECTION 11.07 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT RQMNTS.
	MIN. LOT	MIN. LOT	MAX. LOT	ONE	TOTAL			
	AREA (SQ.FT.)	WIDTH	COVERAGE %	FRONT	SIDE*	SIDES	REAR	MAX. (FT.)
<u>ON-LOT WATER & SEWER</u>								
All Permitted Uses	3 acres**	200'	50	35'	20'*	40'	35'	45
Uses by Special Exception		SEE ARTICLE XIV						
<u>PUBLIC WATER OR SEWER</u>								
All Permitted Uses	1 acre**	120'	50	35'	20'*	40'	35'	45
Uses by Special Exception		SEE ARTICLE XIV						
<u>PUBLIC WATER & SEWER</u>								
All Permitted Uses	1 acre	100'	50	35'	20'*	40'	35'	45
Uses by Special Exception		SEE ARTICLE XIV						
* Side yard requirement when abutting residential district is 100 feet								
** Lot size subject to PaDER approval for on-lot sewage disposal systems								

- B. Impervious Area. The maximum impervious area permitted on any lot is sixty percent (60%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirement.

SECTION 11.08 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance.

SECTION 11.09 - MINIMUM OFF-STREET LOADING AND UNLOADING REQUIREMENTS. Off-street loading and unloading facilities shall be provided for in accordance with Section 14.11 of this Ordinance.