

PART 12

LI LIGHT INDUSTRIAL DISTRICT

§27-1201. District Purpose.

The purpose of the LI Light Industrial District is to encourage the development and retention of industrial facilities that will contribute to the soundness of the Borough's economic base while ensuring that such development constitutes a harmonious and appropriate part of the Borough as a whole and creates conditions conducive to carrying out the broad purposes of this Chapter as set forth in §27-102, "Purposes."

(Ord. 319-A, 3/21/2000, Art 12, §114-102)

§27-1202. Applicability of Regulations.

In L-I Light Industrial District the regulations contained in this Part shall apply.

(Ord. 319-A, 3/21/2000, Art. 12, §114-103)

§27-1203. Permitted Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and not other in accordance with the "Use Regulations" of Part 4:

- A. A2 – nursery.
- B. C9 – Borough services.
- C. D1 – office.
- D. D2 – medical offices.
- E. D3 – office park.
- F. E10 – recreation facility.
- G. D12 – veterinary office or clinic.
- H. E24 – kennel.
- I. F1 – utilities.
- J. F2 – emergency services.

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- K. F4 – cellular telecommunication facilities.
- L. E24 – kennel.
- M. G1 – manufacturing.
- N. G2 – research.
- O. G3 – wholesale business, wholesale storage, warehousing.
- P. G5 – printing.
- Q. G6 – contracting.
- R. G7 – crafts.
- S. H5 – nonresidential accessory building or structure.
- T. H6 – outside storage.
- U. H7 – temporary structure or use.
- V. H8 – temporary community event.
- W. H9 – radio and television towers.
- X. H11 – telephone booths.
- Y. H14 – satellite dish antenna.

(Ord. 319-A, 3/21/2000, Art. 12, §114-104)

§27-1204. Conditional Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1809, “Conditional Uses”:

- A. A1 – general farming.
- B. B10 – mobile home park.
- C. C3 – commercial school.
- D. E16 – automobile repair.
- E. E17 – truck sales.

- F. E18 – parking lot.
- G. E21 – flea market.
- H. F3 – terminal.
- I. G4 – miniwarehouse.
- J. G8 – outside storage.
- K. G9 – fuel storage and distribution.
- L. H5 – nonresidential accessory building, structure or use.
- M. H13 – drive through.

(Ord. 319-A, 3/21/2000, Art. 12, §114-105)

§27-1205. Uses by Special Exception.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1808, “Special Exception”:

- A. E20 – adult commercial.
- B. Junk yard
- C. H5 – nonresidential accessory building, structure or use.

(Ord. 319-A, 3/21/2000, Art. 12, §114-106)

§27-1206. Area and Dimensional Regulations.

The following establishes the area and dimensional requirement for the L-I Light Industrial District, except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

- A. Lot Area. Two acres minimum.
- B. Lot Width. Two hundred feet minimum.
- C. Building Area. Forty percent maximum for buildings, 70% maximum for buildings, parking, vehicular accessways, including unloading zones.

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- D. Front Yard. Fifty feet minimum.
- E. Side Yard. Fifty feet minimum. If there is only one side yard per lot shown in Figure 9, it shall be 50 feet.
- F. Rear Yard. Fifty feet minimum.
- G. Height. Thirty-five feet. Structures not designed for human occupancy are governed by Part 5, §27-549.
- H. Impervious Surface. Ninety percent maximum.
- I. Floor Area Ratio. Forty hundredths.

(Ord. 319-A, 3/21/2000, Art. 12, §114-107)

§27-1207. Special Regulations.

In addition to the requirements of this Part a development proposed in this district shall comply with applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards." All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 12, §114-108)

§27-1208. [Reserved].

(Ord. 319-A, 3/21/2000, Art. 12, §114-109)