

Article XII: LI Limited Industrial District

SECTION 240-1200. PURPOSE

The purpose of this district is to provide opportunities for industrial establishments, with a view toward encouraging those types of industrial uses, including indoor agriculture, which would not constitute a hazard or nuisance to the population of adjacent areas, are compatible with adjacent specialized agriculture industrial districts, and which strengthen the economic base of the Township. The district is designed to accommodate uses that may require access by rail and/or by the arterial road network. In addition, it is the intent of the district to achieve the applicable purposes and community development objectives as stated in Article I.

SECTION 240-1201. USE REGULATIONS

A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:

1. Limited or light industrial use, including assembly of previously manufactured component parts.
2. Printing, publishing, binding and similar processes.
3. Warehouse, indoor storage, or distribution center, or trucking establishment, provided that satisfactory provisions are made to prevent traffic congestion and hazard and that all loading and unloading operations are carried out to minimize visual and noise impacts on road frontages and adjacent properties.
4. Agriculture, intensive or non-intensive per § 240-1903.
5. Nursery/Landscape sales or service.
6. Veterinary hospital on a minimum lot size of five (5) acres per § 240-1918.
7. Kennel on a minimum lot size of five (5) acres per § 240-1918.
8. Lumberyard or woodworking mill.
9. Business and professional offices.
10. Mechanical repair or fabrication shop.
11. Bank or financial institution.
12. Automotive service station per § 240-1904.
13. Automotive and vehicular repair per § 240-1904.
14. Business park per § 240-1906.
15. Catering establishment.
16. Laboratory or research facility.
17. Health care related uses per § 240-1914.
18. Public park or recreation use per § 240-1927.
19. Crematories per § 240-1913.
20. Single-family detached dwelling existing at the effective date of this Article.
21. Cottage Brewery, winery, or distillery industry per § 240-1910.
22. Municipal use.
23. Timber harvesting per § 240-1802.G.
24. Medical Marijuana Dispensary per § 240-1919.
25. Medical marijuana grower/processor per § 240-1920.

26. Adaptive reuse of a historic resource meeting the purpose of this district and per § 240-1602.
 27. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
 28. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
 - a. Retail sales and/or services in conjunction with nonresidential uses other than in Subsection b.
 - b. Sale of agricultural products, secondary agricultural use, agritourism, and agricultural warehousing per § 240-1903.
 - c. No-impact home-based business per § 240-1915.
 - d. Home-based business per § 240-1915.
 - e. Keeping of animals per § 240-2020
 - f. Renewable energy system per § 240-1929.
 - g. Child or adult day-care center, cafeteria, and fitness center as accessory to a business park.
 - h. Kennel as accessory to a veterinary hospital per § 240-1918.
- B. Uses permitted by special exception when authorized by the Zoning Hearing Board:
1. Commercial laundry or dry-cleaning processing facility.
 2. Mini warehouse/self-storage per § 240-1921.
 3. Club or lodge per § 240-1927.
 4. Public utility facility.
 5. Automotive and vehicular sales per § 240-1904.
 6. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
 7. The following specific accessory uses shall in addition be permitted by special exception, subject to applicable:
 - a. Agricultural worker housing per § 240-1903
- C. Uses permitted as a conditional use when authorized by the Board of Supervisors.
1. Junkyard or salvage yard per § 240-1917.
 2. Wireless Communications facility tower-based per § 240-1909.
 3. Adult commercial use per § 240-1902.
 4. Penal institution.
 5. Quarrying or mining per § 240-1926.
 6. Recycling collection and/or processing center per § 240-1928.
 7. Sanitary landfill per § 240-1932.
 8. Trash transfer station in accordance with § 240-1928.
 9. Renewable energy system as a principal use per § 240-1929.
 10. Manufacturing use on a minimum lot of five (5) acres.

11. Any legitimate use not otherwise provided for in this Chapter.
12. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal conditional use permitted in this district shall be permitted by conditional, subject to applicable provisions for accessory uses in Article XIX.
13. The following specific accessory uses shall in addition be permitted by conditional use subject to the applicable provisions:
 - a. Helipad per § 240-1901.

SECTION 240-1202. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to individual uses within this district, except as otherwise indicated for a specific use.

- A. Minimum lot size.
 1. Individual use unless otherwise specified:
 - a. When served by individual sewer and/or water: One (1) acre.
 - b. When served by community or public sewer and water: twenty-thousand (20,000) square feet.
 2. Indoor agriculture without outdoor composting: Three (3) acres.
 3. Indoor agriculture with outdoor composting: Ten (10) acres.
 4. Mini warehouse/self storage: Three (3) acres.
 5. Trash transfer station: Four (4) acres.
 6. Business park (tract area): Five (5) acres.
 7. Junkyard or salvage yard: Ten (10) acres.
 8. Quarrying or mining: Twenty (20) acres.
 9. Penal institution: Twenty (20) acres.
 10. Recycling processing facility: Four (4) acres.
- B. Minimum lot width for any permitted individual use or for any individual lot within a business park use:
 1. At building line: One-hundred (100) feet.
 2. At street line: One-hundred (100) feet.
- C. Minimum front yard setback depth: Twenty (20) feet. Where parking is located within the minimum front yard, parking areas shall be separated from the public street right-of-way by a landscaped buffer area at least ten (10) feet in width and that meets requirements in Article XX for landscaping and buffering.
- D. Minimum side yard setback width.
 1. Each individual side yard: Fifteen (15) feet.

2. Aggregate of both side yards: Forty (40) feet.
 3. When abutting residential lot or district each individual side yard: Fifty (50) feet.
- E. Minimum rear yard setback depth.
1. When abutting a nonresidential lot or district: Twenty (20) feet.
 2. When abutting residential lot or district: Fifty (50) feet.
- F. Maximum building coverage: Fifty percent (50%).
- G. Maximum lot coverage: Seventy percent (70%).
- H. Minimum green space: Ten percent (10%) except for open space design development and other uses where open space, recreation, or green space are required. Up to five percent (5%) of such green space may be used for green stormwater management.
- I. Maximum building height: Thirty-five (35) feet.

SECTION 240-1204. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.
- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.
- F. The following development standards shall be applied to uses permitted in this district:
 1. Manufacturing activities shall be carried on in completely enclosed buildings. Only related ancillary storage may be permitted outdoors per § 240-2012.
 2. Uses shall conform to the applicable regulations of the United States Environmental Protection Agency (EPA), Pennsylvania Department of Environmental Protection (PADEP) and Chester County Health Department, including regulation of the treatment and disposal of industrial or sanitary wastes.
 3. No use shall engage in the storage of nonhazardous waste material as defined by Pennsylvania Act 97 of 1980 (Solid Waste Management Act) on the lot for any period beyond thirty (30) days.
 4. Existing and proposed streets shall meet specifications determined by the Township Engineer as adequate for this district in general and the proposed use in particular; such street specifications may exceed those set forth in the Subdivision and Land Development Ordinance.
 5. Utility lines shall be underground unless otherwise approved by the Board of Supervisors.
 6. Evidence of adequate water supply and sewage facilities and service for proposed use(s) shall be provided to the Township.

7. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view per Article XX.
8. Vehicular access shall be designed to limit the number of new access points and potential for turning movement conflict per Article XX. Where practical, access to adjoining lots with frontage along arterial and collector streets and highways shall be combined so as to limit potential turning movement and pedestrian movement conflicts.