

§ 240-73. Purpose.

The L-1 Light Industrial District is intended to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the township, provide opportunities for local employment close to residential areas, thus reducing travel to and from work, and otherwise further the purposes set forth in the initial paragraphs of this chapter. The limitations on use, height and lot coverage are intended to provide for modern light industrial development in an urban environment. Uses which would substantially interfere with the development or continuation of the industrial uses and structures in the district are prohibited.

§ 240-74. Use regulations.

- A. In this district, the land and structures may be used and structures may be erected, altered, enlarged and maintained for light industrial uses listed hereunder, provided that:
- (1) No explosive materials or processes are involved.
 - (2) No smoke, fumes, odor, dust, noise, vibration or glaring light is noticeable from outside any lot in this district.
 - (3) The use is not offensive by reason of emission of refuse matter or water-carried waste.
 - (4) There may be retail sale of products on the premises when such sale is clearly incidental to the permitted industrial use.
- B. Permitted uses.
- (1) Animal hospital and kennels.
 - (2) Bakery.
 - (3) Bank, financial institutions and savings and loan association, drive-in or main offices.
 - (4) Bottling works.
 - (5) Broadcasting, radio or television station and any necessary related facilities.
 - (6) Building material yards or establishments.
 - (7) Business, charitable, professional and consulting offices.
 - (8) Cabinetmaking establishments and carpenter shops.
 - (9) Church or similar place of worship.
 - (10) Clothing factory.
 - (11) Contractor's yard.
 - (12) Dairy.
 - (13) Dry-cleaning plant.

- (14) Dying plant.
 - (15) Family day-care/group day-care homes and day-care center as regulated by Article XXII.
 - (16) Laundry.
 - (17) Milk distribution station.
 - (18) Motor vehicle repair, major.
 - (19) Optical goods factory.
 - (20) Paper box factory.
 - (21) Pencil factory.
 - (22) Printing, publication and engraving plant.
 - (23) Research and development organization.
 - (24) Retail sales and service of trucks and automobiles.
 - (25) Storage firm.
 - (26) Trucking terminal.
 - (27) Wholesale business.
 - (28) Any other compatible type manufacturing-light industrial use not specifically listed herein when authorized by the Zoning Hearing Board according to the procedure outlined in § 240-100A(9).
 - (29) Accessory use, building or fence or ornamental wall not over eight feet in height, customarily incidental to the above permitted uses and as regulated by this chapter.
- C. Uses by special exception.
- (1) Billboards.
 - (2) Sexually oriented businesses.
 - (3) Storage yard and building for contractors or excavating equipment.
 - (4) Surface mining.
 - (5) Telecommunications towers.
 - (6) Outdoor recreational facilities. **[Added 3-3-2008 by Ord. No. 311]**

§ 240-75. Area regulations.

- A. Lot area and width. The minimum lot size for light industrial uses shall be one acre with a minimum width at the building line of 100 feet.

B. Yard area setbacks.

- (1) No building or structure shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:
 - (a) Front yard: not less than 50 feet.
 - (b) Side yard: not less than 15 feet. When abutting a street, not less than 50 feet. When abutting an R or U District, not less than 50 feet.
 - (c) Rear yard: not less than 15 feet. When abutting a street, not less than 50 feet. When abutting an R or U District, not less than 50 feet.
- (2) For construction of a new structure adjacent to a railroad, no setback standards are required.

C. Building area. All buildings shall not cover more than 60%percent of the lot area.**§ 240-76. Height regulations.**

The maximum height of buildings, including accessory buildings, hereafter erected or altered shall be 60 feet.

§ 240-77. Off-street parking and loading facilities.

Off-street parking and loading facilities shall be provided as required or permitted under Article XVIII.

§ 240-78. Conditions of use.**A. Traffic study.**

- (1) To include a comparative analysis of present capacity of street(s) adjacent to the proposed development, together with necessary points of access to off-street parking and loading. Traffic data available from the Richland Township municipal offices may be utilized, provided that such data is deemed current by the Planning Commission.
- (2) To include a circulation plan for all streets in the vicinity, existing and proposed, which will show the recommendation for controlling, signalizing, channelizing, storing, warning and directing traffic.

B. Landscape and site development plan.

- (1) To include a plan of landscape development which shall include, among other considerations, an area of at least 10 feet in width along all streets with the exception of approved entrances to be planted and maintained with trees, shrubbery or other landscaped material or ornamental fence or wall to serve as a visual screen for parking areas and loading or servicing areas.
- (2) A buffer planting strip consisting of suitable landscaping maintained in a ten-foot width by an eight- foot height shall be planted within a required buffer area wherever the

proposed business abuts any other district.

- (3) All landscape areas or planting strips adjacent to parking lots or streets or highways shall be surrounded with a raised curb.
 - (4) The location, arrangement, size and effect of all outdoor advertising or other signs and lighting proposed to be erected.
- C. Architecture. Architectural plans of the buildings and structures showing that the project has a unified design which will be in character and proper relationship to the surrounding areas shall be submitted to the Planning Commission for recommendation and approval.
- D. Trash enclosure. All refuse, garbage and similar solid waste shall be enclosed in a masonry or equivalent structure of sufficient height, width and depth to prevent dispersal of the solid waste in the vicinity with a solid gate sufficient to conceal the contents.
- E. Any other authority approval required, when applicable, such as Department of Health, State Highway Department, Department of Labor and Industry and similar organizations shall be obtained before applying for zoning approval or an occupancy permit. Said authorizations shall accompany plans at the time they are submitted to the Township Planning Commission. If the state or similar organization requires zoning approval prior to issuing its approval, the Planning Commission may issue site plan approval conditioned upon the application presenting the state's, or similar organization's approval to the Zoning/Codes Official prior to the township issuing the building permit.