

§ 200-29. LI Limited Industrial District.

- A. Declaration of legislative intent. In expansion of the general intent and community development objectives found in Article I of this chapter, the primary purpose of the LI Limited Industrial District within the Township is to provide sufficient space, and proper location, for certain light industrial and office uses which will not create hazardous or objectionable environmental conditions for nearby areas for residents of the Township.
- B. Application. In the LI Limited Industrial District the regulations set forth below shall apply.
- C. Use regulations.
 - (1) By right uses. In the LI Limited Industrial District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any one of the following uses and no other:
 - (a) Manufacturing.
 - (b) Storage of all types.
 - (c) Offices
 - (d) Research and development.
 - (2) Conditional uses. In the LI Limited Industrial District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any one of the following uses, as a conditional use in accordance with the provisions in Article XIII.
 - (a) Laboratories.
 - (b) Distribution center.
 - (c) Construction company headquarters.
 - (d) Wireless communications facilities in accordance with Article X.
 - (e) Any use similar to the by right uses named above.
 - (f) All uses not designated as being permitted in any other zoning district in the Township.
 - (3) Conditional use. In the LI Limited Industrial District, a building may be erected, altered, used or occupied, and a lot may be used or occupied for any combination of by-right and conditional uses listed in Subsection C(1) and (2) above as a conditional use in accordance with the provisions in Article XIII. **[Added 6-8-2005 by Ord. No. 295]**
- D. Development standards. All development and use of a building or lot in the LI Limited Industrial District shall comply with the requirements below:
 - (1) Table LI-1 Development Standards.
 - (a) Minimum lot area: 60,000 square feet.

- (b) Minimum lot width: 175 feet.
 - (c) Minimum front yard: 50 feet.
 - (d) Minimum side yard: 25 feet.
 - (e) Minimum rear yard: 25 feet.
 - (f) Maximum building coverage: 40%.
 - (g) Maximum impervious coverage: 60%.
 - (h) Maximum building height: 40 feet.
 - (i) Maximum number of stories: two.
- (2) Side and rear yards adjacent to residential districts. Any building or structure shall be erected not less than 200 feet to the boundary of any adjacent residential district, and required parking or loading areas shall be located not less than 100 feet to the boundary of any adjacent residential district, with said one-hundred-foot area maintained as a landscaped green area, with trees and shrubs.

E. Additional requirements.

- (1) Parking. In accordance with the provisions of Article VII.
- (2) Signs. In accordance with the provisions in Article VIII.
- (3) The provisions of Article V, Article VI, Article IX and Article XII as applicable.
- (4) Public sewer and public water shall serve all development in the LI Limited Industrial District.
- (5) Properties developed as an industrial park shall be reviewed and approved as an entirety and not on a lot-by-lot basis. Landscaping, lighting, signage, architectural and common elements shall be uniform throughout the park.