

§ 170-34. LIO Light Industrial/Office District use regulations.

A. Permitted uses. In the Light Industrial/Office District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses, and such uses shall be subject to the performance standards set forth in Part 3, Site Plans:

(1) Research-office and limited manufacturing park development, notwithstanding any other requirements of this Part 2, shall be subject to the following special requirements:

- (a) Minimum park area shall be 12 acres in contiguous parcels.
- (b) Minimum lot area shall be three acres.
- (c) Minimum park and lot frontage shall be 250 feet.
- (d) Maximum building height shall be three stories but not to exceed 45 feet.
- (e) Minimum yards.

[1] Minimum yards shall be as follows:

- [a] Front yard: 125 feet, with a seventy-five-foot landscaping area at the street right-of-way.
- [b] Rear yard: 40 feet.
- [c] Side yards: There shall be two side yards with a minimum width of 40 feet each.

[2] Yards abutting residential districts. The above yard requirements, including the landscape transition and buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line.

(f) Maximum floor area ratio. The maximum permitted floor area ratio shall be allowed to vary according to the following schedule depending on the intended use and building height:

Uses in	Maximum Floor Area Ratio
Primarily research/office uses*	
1-story buildings	0.22
Multistory buildings	0.30
Primarily manufacturing/ warehousing uses*	
1-story buildings	0.30
Multistory buildings	0.40

NOTES:

* "Primarily" shall mean more than 80% of total building use on lot. The maximum floor area ratio shall be adjusted proportionately where less than 80% of the designated building uses are proposed for a lot.

- (g) Maximum improvement coverage shall be 50%.
- (h) Maximum building height shall be three stories, but not to exceed 45 feet.
- (2) General, corporate, administrative and professional offices.
- (3) Computer centers.
- (4) Municipal activities, including building structures and uses owned or operated by the Township of Quinton for municipal purposes, indoor and outdoor public recreation uses, libraries, community theaters, other cultural activities and associated public or semipublic uses.
- (5) All farm and agricultural uses permitted in residential districts in accordance with provisions set forth in § 170-38G of this Part 2.
- (6) Warehouse and wholesale storage facilities in conformance with Part 3, Site Plans, and subject to the special requirements of § 170-30A(15).
- (7) Industrial parks on tracts of land at least 25 contiguous acres in area, comprised of any combination of the uses listed hereinabove.
- (8) Accessory uses and accessory buildings on the same lot and within the same zoning district with and customarily incidental to any of the permitted principal uses which may include but not be limited to:
 - (a) Restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.
 - (b) In-service training schools for employees.
 - (c) Custodial living quarters.
 - (d) Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use development.
 - (e) Assembly halls for meetings incidental to the business of the principal use.
 - (f) Maintenance, utility and storage facilities incidental to the principal use, provided that they are in fully enclosed buildings.
 - (g) Buildings, structures and uses owned or operated by the Township of Quinton.
 - (h) Limited manufacturing.
- (9) Planned unit development as per the standards in § 170-54.

(10) Any use which is permitted by right in the VR Village Residential District. **[Added 12-1-1999 by Ord. No. 1999-6]**

B. Conditional uses. In the LIO District, the following uses may be permitted as conditional uses:

(1) (Reserved)¹

(2) Substations, electric and gas facilities and all other public utilities, subject to the requirements contained in § 170-23B(6) of this Part 2.

1. Editor's Note: Former Subsection B(1), Transmission lines and transmitting and receiving antennas or aerials, was repealed 5-1-2018 by Ord. No. 2018-02.