

ARTICLE XVI  
**LI, Light Industrial District**  
[Amended 10-11-2022 by Ord. No. 248]

**§ 365-105. Purpose.**

The LI District is designed primarily for selected light industrial development with a view toward:

- A. Encouraging attractive uses which have direct access to a major highway;
- B. Encouraging those light industrial uses which would not constitute a hazard or nuisance related to traffic congestion, environmental quality, or adjoining property owners;
- C. Providing opportunities for permitted adult entertainment uses, which are permitted in accordance with specialized standards designed to minimize the impact of their secondary impacts;
- D. Providing opportunities to foster and incent positive change in the district through adaptive reuse of buildings;
- E. Providing opportunities for a variety of residential uses, especially through the adaptive reuse of existing buildings in the district;
- F. Enhancing the streetscape along the West Chester Pike street frontage; and
- G. Providing redevelopment opportunities of existing properties.

**§ 365-106. Use regulations.**

A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article XVIII and Article XIX, for any of the following and no other.

- A. Permitted principal uses.
  - (1) Research, engineering, or testing laboratories.
  - (2) Repair services, such as shops for appliances, watches, bicycles, locks and the like.
  - (3) Publishing, printing, lithographing, bookbinding or similar establishment.
  - (4) Warehouse, wholesale, storage or distribution use, but excluding truck terminals.
  - (5) Light manufacturing and product assembly.
  - (6) Bottling, packing or packaging establishment.
  - (7) Shops for carpentry, woodworking, cabinetmaking, furniture and upholstery, electrical repair, metal working, blacksmithing, tinsmithing and the like.
  - (8) Manufacture of paper or cardboard boxes, envelopes, containers and novelties from previously prepared paper or cardboard.
  - (9) Contractor's shop and yard.

- (10) Public garage.
  - (11) Businesses and professional offices (excluding offices with on-site facilities for diagnosis, treatment or care) and banks.
  - (12) Personal services which are demonstrated to have limited impact on available infrastructure and resources, such as dry cleaning (counter service only), shoe repair, tailor, dressmaker, photographer, caterer and travel agency.
  - (13) Single-family attached dwelling.
  - (14) Garden apartment.
  - (15) Vertical mixed-use.
- B. Permitted accessory uses.
- (1) Accessory uses on the same lot and customarily incidental to the principal uses permitted in § 365-106A above, including retail sales of products produced, manufactured or processed on the premises, provided that such retail sales do not occupy more than 15% of the gross floor area of any permitted building or structure.
  - (2) Parking in accordance with Article XX, except that any adaptive reuse of a building or live-work units or zero commute housing may reduce the required parking by 25%.
  - (3) Signs in accordance with Article XXI.
  - (4) Offices with basic on-site facilities for diagnosis, treatment or care, and/or on-site child care for employees located within the principal permitted building.
- C. Conditional uses. (Refer to Article XXXII, § 365-191.) The following uses and their related accessory uses, provided that a satisfactory environmental impact assessment report is prepared, as set forth in Article XXII.
- (1) Adult entertainment uses, which shall not be permitted in any other zoning district in the Township, and which shall comply with Article XXV.
  - (2) Laundromat.
  - (3) Car wash.
  - (4) Commercial laundry or dry-cleaning plant not for use by the public on the premises.
  - (5) Indoor recreational use, including but not limited to tennis/squash courts, basketball courts and racquetball courts or similar facilities, swimming pools, skating rinks and health clubs offering a full range of amenities.
  - (6) Physical and arts education, such as facilities/studios for dance, art, drama, music, martial arts and similar uses, including health clubs with limited amenities (specifically excluding locker rooms, cafes, saunas, tennis/squash courts, basketball courts or racquetball courts or similar facilities).
  - (7) Personal services which are demonstrated to have or pose a significant impact on

existing infrastructure and resources and are not of the type permitted in § 365-106A above, such as a dry-cleaning plant and laundromat.

- (8) Public self-storage facility in accordance with Article XXVIII.
  - (9) Mineral extraction in accordance with Article XXVI.
  - (10) Wireless facilities and equipment in accordance with Article XXIV and broadcast towers.
  - (11) Large-scale water extraction in accordance with Article XXVI.
  - (12) Marijuana grower/processor, in accordance with the Medical Marijuana Act [Act of Apr. 17, 2016, P.L. 84. No. 16] as amended.<sup>1</sup>
  - (13) Distillery, limited distillery.
  - (14) Brewery.
  - (15) Any use of the same general character as those permitted in § 365-106A or C, provided that all environmental controls, as set forth in Article XXIII, are assured.
  - (16) Any other lawful use not specifically provided for in any other zoning district.
- D. Uses by special exception. (Refer to Articles XXXII and XXXIII.)
- (1) Boarding kennel.
  - (2) Breeding kennel.
  - (3) Research, vivisection or dealer kennel.

### **§ 365-107. Height regulations.**

- A. Except as provided in § 365-107B and C, the maximum height of buildings and other structures erected, enlarged or used in this district shall be 35 feet, except that such height may be increased to a maximum of 45 feet if for every one foot of height in excess of 35 feet there shall be added to each yard requirement two corresponding feet of width or depth.
- B. The maximum height for live-work units in this district shall be 42 feet.
- C. The maximum height for wireless facilities and equipment shall be as provided in Article XXIV.

### **§ 365-108. Area and bulk, and density regulations.**

- A. Principal nonresidential permitted uses.
  - (1) Lot area. A lot area of not less than two acres shall be provided for every principal building or structure erected or used for any use permitted in § 365-106A unless otherwise defined for a specific use by other provisions of this chapter.

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1. Editor's Note: See 35 P.S. § 10231.101 et seq.

- (2) Lot width at street line. A lot width of not less than 100 feet at the street line shall be provided.
- (3) Impervious surface and building coverage. Not more than 60% of the total area of any lot shall be covered by impervious surfaces and not more than 40% of the total area of any lot shall be occupied by buildings.
- (4) Depth of front and rear yards. There shall be a front yard and rear yard on each lot, neither yard having a depth of less than 70 feet.
- (5) Width of side yards. On each lot there shall be at least two side yards having a minimum aggregate width of 100 feet, except for corner lots as provided below, and neither side yard shall have a width of less than 45 feet. On each corner lot there shall be two front yards, both of which shall have a width of not less than 70 feet.

B. Permitted residential uses.

- (1) Lot area. A lot area of not less than 4,300 square feet minimum for each townhouse dwelling or live-work unit, and a lot area of 1,700 square feet minimum for each apartment unit.
- (2) Lot width at the building line. A lot width of not less than 24 feet shall be provided for each single-family attached dwelling unit, and live-work unit.
- (3) Lot width at street line. A lot width of not less than 24 feet shall be provided for each single-family attached dwelling unit, and live-work unit.
- (4) Impervious surface and building coverage. Not more than 60% of the total area of any lot shall be covered by impervious surfaces for all uses in this district, except not more than 65% of the total area of any lot shall be covered by impervious surfaces for live-work units. Not more than 40% of the total area of any lot shall be occupied by buildings.
- (5) Depth of front yard. A front yard of not less than 20 feet shall be provided for each dwelling unit.
- (6) Depth of rear yard. A rear yard of not less than 70 feet shall be provided for each dwelling unit; provided, however, that attached decks and patios having a maximum depth of 10 feet measured from the rear wall of the dwelling unit may project into the minimum depth of the required rear yard.
- (7) Width of side yards. A side yard of not less than 30 feet shall be provided for end units of single-family attached dwelling units and live-work units, and 30 feet minimum for garden apartments.
- (8) Maximum number of single-family attached dwelling units in a row. No more than six such units shall be attached.
- (9) Maximum length of a residential building group. No building group shall have a length of more than 150 feet for single-family attached dwelling buildings and live-work units, and 175 feet for garden apartments.

(10) Minimum separation distance between residential building groups. Residential building groups shall be spaced no less than 30 feet apart.

(11) Density.

(a) Single-family attached dwellings and apartments. The gross density of an area devoted to residential use shall not be greater than 10 dwelling units per net acre for townhouses and no greater than 25 dwelling units per net acre for apartments. Net acreage shall be determined by subtracting the area of all existing and proposed road rights-of-way, the area of all existing and proposed utility easements, including without limitation all sewage facilities, and the area of the LI District exclusively devoted to commercial use.

(b) Live-work units. The gross density of an area devoted to live-work units shall not be greater than 10 dwelling units per acre.

(12) Open space.

(a) Not less than 10% of the total gross acreage of a lot with residential use shall be designated as and devoted to open space, subject to § 365-99 and Article XXXI.

(b) Not less than 2% of the above required 10% of a lot with residential use, shall be designated as and devoted to usable open space, subject to §§ 365-90 and 365-99 and Article XXXI, in the form of pedestrian gathering areas, such as parklets in the range of 400 to 500 square feet, courtyards in the range of 500 to 2,000 square feet, plazas in the range of 2,000 to 3,000 square feet, and other pedestrian gathering areas of 3,000 square feet or more, that are located in close proximity to buildings in the LI District.

C. Conditional uses.

(1) The area and bulk regulations for conditional uses shall be as follows:

(a) Minimum lot area: two acres.

(b) Minimum lot width at building line: 150 feet.

(c) Minimum lot width at street line: 100 feet.

(d) Maximum building coverage: 40%.

(e) Maximum impervious surface coverage: 60%.

(f) Minimum front and rear yards: 70 feet.

(g) Minimum width of side yards: 50 feet.

(2) The area and bulk regulations for conditional uses permitted pursuant to § 365-106C(13) shall be in accordance § 365-108C, unless otherwise specified in this chapter.

D. Uses by special exception. The area and bulk regulations for uses by special exception shall

be as follows:

- (1) Minimum lot area: five acres.
- (2) Minimum lot width at building line: 250 feet.
- (3) Minimum lot width at street line: 100 feet.
- (4) Maximum building coverage: 20%.
- (5) Maximum impervious surface coverage: 40%.
- (6) Minimum front and rear yards: 100 feet.
- (7) Minimum width of side yards: 75 feet.

**§ 365-109. Screening, landscaping, and streetscape enhancement regulations.**

In addition to the screening and landscaping provisions of Article XX, related to screening at the street line and landscaping within parking lots, and the requirements of Article XXII, whenever an industrial or business lot abuts a residential or agricultural lot, screen planting shall be required along the interior sides of the rear and side yard lot lines as follows:

- A. A buffer planting strip shall be provided. It shall be a minimum of 15 feet in width measured from the rear and side yard lot lines.
- B. A screen must be created of sufficient height and sufficient density to constitute a continuous visual buffer at the time of occupancy.
  - (1) When planting screens are employed, the effective height of the continuous visual buffer shall be no less than six feet in height.
  - (2) When fencing is employed, the effective height of the continuous visual buffer shall be not less than six feet, subject to the provisions of Article XXII.
- C. The type of plant materials to be used shall be subject to the review and approval by the Board of Supervisors upon the recommendation of the Planning Commission.
- D. All screening and landscaping requirements shall be shown on a landscaping plan, which shall be submitted to, and evaluated by, the Board of Supervisors.
- E. All screening and landscaping shall be in accordance with Article XX and Chapter 305, Subdivision and Land Development.
- F. All new development and/or redevelopment in the district with frontage along the West Chester Pike corridor shall comply with the General Manual of Written and Graphic Design Standards set forth in Attachment 7, Appendix A, of this Chapter.

**§ 365-110. Environmental controls.**

The provisions of Article XXIII shall apply.

**§ 365-111. Vehicular controls.**

- A. The number of curb cuts shall be reduced by providing internally linked vehicular accessways to the maximum extent possible.
- B. The provisions of Article XX regarding off-street parking and loading shall apply.

**§ 365-112. Outdoor storage and display.**

The provisions of Article XVII shall apply.

**§ 365-113. Approval procedure.**

Notwithstanding the procedure for review of conditional uses, whenever a subdivision or land development is proposed, all applicable regulations of Chapter 305, Subdivision and Land Development, shall be followed.