

CHAPTER 1278

LI Limited Industrial District

1278.01 DISTRICT PURPOSE.

The purpose of this district is to allow a variety of industrial uses as a matter of right and larger scale, more intense industrial uses by condition. Special development regulations relating to buffering, screening, and landscaping are included to minimize the environmental impact of industrial establishments on adjacent neighborhoods and assure sound development and appearance within the Limited Industrial.

1278.02 USES PERMITTED BY RIGHT.

Land, buildings, or premises shall be used by right for only one or more of the following uses:

- (a) Office or office building.
- (b) Laboratory.
- (c) Wholesale, distribution, or warehouse facility.
- (d) Printing, publishing, photofinishing, lithographing, and binding.
- (e) Manufacture, compounding, assembly, treatment, processing, or packaging of articles or merchandise from previously prepared materials.
- (f) Manufacture, compounding, processing, packaging or treatment of products such as candy, drugs, pharmaceuticals and food products.
- (g) Manufacture of ceramic products, using only previously pulverized clay, paper, or cardboard boxes, containers, and novelties from previously prepared paper or cardboard.
- (h) Manufacture and assembly distribution, service of electrical or electronic devices, such as appliances and instruments not in excess of 50 cubic feet.
- (i) Manufacture and assembly of small home, commercial, and industrial electrical appliances, supplies, and equipment (not including electrical machinery); electrical or electronic instruments and devices, such as precision instruments and measuring and

control devices; medical, dental, drafting and similar scientific and professional instruments; optical goods and equipment; clocks and watches; and jewelry, cameras, and photographic equipment.

- (j) Light metal processes, including metal finishing, grinding, polishing, and heat treatment, metal cutting and extrusion of small products (such as costume jewelry and pins); assembly and manufacture of radio and television receivers; manufacture of light machinery (such as business machines).
- (k) Laundry, laundry service, and cleaning and dyeing facility.
- (l) Cold storage plant, frozen food plant and lockers.
- (m) Machine, plumbing, heating, roofing, carpentry, electrical, upholstery, welding, painting, or similar type of shop or facility.
- (n) Mail order business or facility.
- (o) Cinema, radio, and television station.
- (p) Building materials storage and sales.
- (q) Public garage, gasoline sales, and service station.
- (r) Rental storage facility.
- (s) Government or public utility use or building.
- (t) Processing recycling facility, subject to Section 1290.08.
- (u) Wireless communication facility, subject to Section 1293.
- (v) Industrial park.

1278.03 CONDITIONAL USES.

The following conditional uses shall be permitted subject to the provisions of Section 1290.02:

- (a) Storage of petroleum or petroleum products or fuel oil for sale and distribution, excluding gasoline and other highly volatile or explosive fluids.
- (b) Food products processing.

- (c) Chemical processes not involving noxious odors or danger from fire or explosion; compounding of perfumes and pharmaceutical products.
- (d) Manufacturing, processing, assembly, service testing, and repair of goods, products, or materials which are clearly larger, more intense, or produce greater impact than the uses permitted by right in Section 1278.02, but provided that such facilities, processes, or operations are demonstrated by the applicant not to be materially injurious or offensive to the occupant and the Township as a whole by the emission or creation of noise, vibration, smoke, dust, or other particulates, toxic or noxious materials, odors, fire, explosive hazards, heat, or glare and are in full compliance with Chapter 1280 relating to performance standards.
- (e) Automobile and track sales, service and repair, including body repair, painting, towing, varnishing, undercoating and detailing.
- (f) The display and sale of consumer fireworks.
 - (1) The building in which the sale of such fireworks may take place shall not be located within 1,000 feet of any school, hospital, child care facility, common open space, community center, public park, recreational facility, or residential dwelling or within 250 feet from any pipeline carrying or entity which sells or dispenses gasoline, propane, or other such flammable products.
 - (2) All sales shall take place in a stand alone enclosed building which maintains a central station monitored burglar and fire alarm system. No temporary structures or tents of any kind are permitted.
- (g) Billboards, when authorized by the Aston Township Board of Commissioners as a Conditional Use subject to the Regulations, Standards and Criteria set forth in Section 1282.09 of the Aston Township Zoning Code.

1278.04 USES PERMITTED BY SPECIAL EXCEPTION.

- (a) Child day care center, subject to Section 1290.05.
- (b) Group-based community residence facilities, subject to Section 1290.13.

- (c) Indoor and outdoor commercial recreation, subject to Section 1290.03.
- (d) Adult Entertainment uses, subject to Section 1298.
- (e) Any use of a similar nature and character as the uses permitted by right in Section 1278.02.

1278.05 ACCESSORY USES

The following accessory uses shall be permitted:

- (a) Storage within a completely enclosed structure in conjunction with a permitted use.
- (b) Outdoor storage, provided the area used for such storage is located in the rear yard and is completely screened from adjoining properties by a solid fence or wall not less than six (6) feet in height. No materials shall be stored in a manner to project above the fence or wall with the exception of vehicles and mechanical equipment.
- (c) A dining hall or similar facility for the exclusive use of the occupants and employees of the building.
- (d) Recreation area for employees.
- (e) Living quarters for watchmen or caretakers.
- (f) Parking, subject to Chapter 1284.
- (g) Signs, subject to Chapter 1282.
- (h) Satellite antenna, subject to Section 1292.15.
- (i) Any accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the area.

1278.06 AREA AND BULK REGULATIONS

Unless specifically stated otherwise, the following shall be minimum requirements:

- (a) Size - 80,000 square feet
- (b) Lot width (at building line) - 175 feet

- (c) Front yard - 100 feet
- (d) Side yards - 50 feet
- (e) Rear yard - 75 feet
- (f) Building coverage - 30 percent maximum (principal and accessory buildings)
- (g) Impervious surface area - 75 percent of lot, maximum
- (h) Height - 50 feet or 2 stories, maximum

1278.07 SPECIAL DEVELOPMENT REGULATIONS.

(a) Buffering, Screening and Landscaping.

- (1) Prior to the use, development, or expansion of a building or facility in this district in areas where such use abuts a residential district or use, a buffer area or zone shall be provided on the industrial property at its boundary with the residential use or district. The width of such buffer shall be no less than 50 feet. No buildings or parking shall be permitted in the buffer area.
- (2) There shall be a planted visual screen within the buffer area required immediately above between any industrial use or facility and any residential use.
- (3) There shall be a landscaped planting area not less than four feet in width at the front and at one other side of any principal building hereafter erected.
- (4) All requirements in Sections 1292.19 and 1292.20 relating to landscaping and screening, respectively, shall be followed where applicable.

(b) Access.

- (1) All accessways to any public street shall be hereafter located not less than 250 feet from the intersection of any other public street lines and shall be designed so as to provide safe and convenient ingress and egress.
- (2) No industrial use shall be hereafter located so as to have access to or from a local street.
- (3) Access roads carrying non-residential traffic, especially truck traffic, shall not be extended to the boundaries of adjacent residential properties or residentially zoned areas.

(c) Parking and Loading.

- (1) Parking and loading shall be in accordance with Chapter 1284.
- (2) Parking shall be permitted in required yards provided that such parking is at no point closer than ten feet from a right-of-way line or a principal building.

(d) Signs.

Signs shall be in accordance with Chapter 1282.

(e) Illumination.

All spaces between buildings and all parking, loading and unloading, access and service areas shall be adequately illuminated at night. Such illumination, including sign lighting, shall be arranged so as to protect the surrounding streets and adjoining properties from direct glare or hazardous interference of any kind.

(f) Storage and Waste Disposal.

- (1) No highly flammable or explosive liquid, solid, or gas shall be stored in bulk aboveground, with the exception of tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel. Above-ground tanks shall be surrounded by a dike or moat as a safeguard to adjacent facilities.
- (2) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors, shall be enclosed by a fence that is a minimum of six (6) feet in height. Said enclosed fence shall be kept closed through either electronic or manually closed gate, which shall remain closed except for ingress or egress of the property's vehicles or personnel.
- (3) No materials or wastes shall be deposited upon a lot in such a form or manner that they may be transferred off the lot by natural causes or forces.
- (4) All materials or wastes that might cause fumes or dust or that constitute a fire hazard or that may be edible or otherwise attractive to rodents or insects shall be stored

outdoors only in closed containers, adequate to eliminate such hazards.

- (5) Trailers or vehicles may be used for storage purposes provided that such trailers or vehicles are located in the rear yard and are effectively screened from public streets. A permit must be obtained from the Township prior to using trailers or vehicles for storage purposes for three (3) or more consecutive days.

1278.08 OTHER DEVELOPMENT REGULATIONS.

- (a) Each building shall be designed so as to minimize its industrial appearance and shall, insofar as practicable, afford minimum external evidence of the operation conducted therein.
- (b) All utilities shall be placed underground.

1278.09 PERFORMANCE STANDARDS.

Performance standards shall be in accordance with Chapter 1280.

1278.10 SITE PLAN REVIEW REQUIREMENTS.

For site plan review requirements, see the latest adopted Aston Township Subdivision and Land Development Regulations.