

§ 275-121 Legislative intent.

In expansion of the declaration of legislative intent found in Article I, § 275-2 of this chapter, and the statement of community development objectives found in Article I, § 275-3 of this chapter, it is the intent of this article to:

- A. Provide for a wide range of office and industrial uses which meet comparatively rigid specifications for nuisance-free performance.
- B. Establish performance standards to control potentially adverse environmental effects resulting from development of permitted uses.
- C. Establish operational, dimensional, and design standards minimizing adverse impacts on surrounding uses and districts.
- D. Take advantage of access and visibility from major thoroughfares.

§ 275-122 Permitted uses.

[Amended 1-11-1999 by Ord. No. 99-2; 11-14-2007 by Ord. No. 07-11-3]

On any lot in the LI District, any one or combination of the following uses are permitted:

- A. Manufacturing and wholesale business.
- B. Research, testing, or experimental laboratories.
- C. Printing and publishing.
- D. Storage and distribution in a roofed structure, and mini warehouses, including transportation depot and truck terminals.
- E. Professional offices, corporate headquarters, and administrative buildings.
- F. Training and product development facilities.
- G. Public utility uses, including buildings to house equipment and operations for electric, telephone, sewer, water, or gas service.
- H. Agriculture, including related buildings.
- I. Dwellings for watchmen or caretakers for office or industrial uses on the premises.
- J. Accessory uses and structures in accordance with § 275-61.
- K. Recycling dropoff station and intermediate processing facility in accordance with Article XXV.
- L. Radio and/or television studios and transmission installations in accordance with § 275-66.
- M. Contractor's office.
- N. The following uses with special exception approval from the Zoning Hearing Board:
 - (1) Banks and financial institutions.
 - (2) Restaurants and other eating places.
 - (3) Automotive service station, major and automotive repair facilities, and vehicles sales lots, subject to the following provisions:
 - (a) All activities except those performed at fuel pumps shall be conducted within a building, except that vehicles for sale may be displayed outdoors, subject to the setbacks required for vehicle display areas.
 - (b) Fuel pumps shall be at least 40 feet from the ultimate right-of-way.
 - (c) All auto parts, dismantled vehicles, and similar articles shall be stored within a building.

§ 275-122.1 Conditional uses.

- A. To permit the following uses when approved by the Board of Supervisors as a conditional use:
 - (1) Medical marijuana grower/processor, as detailed in § 275-79.2.
- B. Additionally, this section provides that the Board of Supervisors reserves the right to place any reasonable restrictions upon any conditional use, including, but not limited to, hours of operation, buffering, parking/vehicular access, traffic generation, use of temporary structures, and use of public water or sewer.

§ 275-123 Plan submission and review.

- A. Plans for any LI Light Industrial District use shall be submitted to the Planning Commission prior to the approval of any permit in conjunction with a submitted land development proposal when applicable. Such plans shall include the

following in addition to the information required by Chapter 215, Subdivision and Land Development:

- (1) A plot plan of the lot showing the location of all present and proposed buildings, drives, parking areas, stormwater management facilities, and other constructed features, including buildings, streets, alleys, highways, streams and topographical features of the lot and within 200 feet of any lot line.
 - (2) Architectural plans and elevations for any proposed buildings.
 - (3) A description of existing and proposed equipment, processes, and products, with engineering and architectural plans in sufficient detail to describe the production and control of effects regulated by the standards of this article.
 - (4) Completed DEP planning modules describing the proposed method of sewage and industrial waste disposal.
 - (5) Designation of any fuels or potentially toxic or hazardous matter to be utilized and measures proposed to control access to, combustion of, and emissions from those materials.
 - (6) The number of shifts to be worked and the maximum number of employees on each shift.
 - (7) Landscaping plans in accordance with the provisions of § 275-51.
 - (8) Any other pertinent data that the Planning Commission may require.
 - (9) An environmental assessment statement when deemed necessary by the Board of Supervisors, in accordance with the provisions of § 275-56.
 - (10) A traffic impact study when deemed necessary by the Board of Supervisors or Planning Commission, in accordance with the provisions of § 275-72.
- B. The Planning Commission shall review the plans and submit these plans with recommendations to the Board of Supervisors for final approval.

§ 275-124 Performance standards.

All permitted uses in this district shall comply with the performance standards contained herein.

- A. Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 to 4015, as amended, and the following standards:
- (1) Smoke. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 10% for a period or periods aggregating more than three minutes in any one hour; or equal to or greater than 30% at any time, and shall comply with Pa. Code Title 25, Chapter 127.A(7), or its most recent update.
 - (2) Particulate, vaporous, and gaseous emissions.
 - (a) No emission shall be made which can cause any damage to health, to animals or vegetation or other forms of property, or which can cause any excessive soiling at any point.
 - (b) No emission of particulate matter shall exceed 0.0115 grams per dry standard cubic foot, corrected to 7% oxygen. Provisions must be made to reduce dew point cycling and resulting damage to particulate control devices.
 - (c) For measurement of the amount of particles in gases resulting from combustion, standards correction shall be applied to a stack temperature of 500° F. and 50% excess air.
 - (3) Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR Part 61, or its most recent update.
 - (4) Odor.
 - (a) No person shall cause, suffer, or permit the emission into the outdoor atmosphere of any malodorous air contaminants from any source in such a manner that the malodors are detectable outside the property of the person where the source is being generated.
 - (b) The prohibition on odors shall not apply to odor emissions arising from the premises of an agricultural operation.
 - (c) Any process which causes an odor emission shall be operated in a manner such that escaping odors are eliminated. Backup odor reduction equipment shall be maintained to support primary odor reduction equipment.
- B. Noise control. At no point on the boundary of a nonindustrial zoning district shall the sound level of any operation exceed the described levels of the designated octave bands shown below for the districts indicated. Objectionable noises, due to intermittence, beat frequency, or shrillness, shall be muffled so as not to become a nuisance to adjacent uses.

Octave Band in Cycles per Second	Maximum Permitted Sound Level Along Residential District Boundaries	Maximum Permitted Sound Level At Any Other Point on the Lot Boundary
	(decibels)	(decibels)
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	59	62
600 to 1,200	46	53
1,200 to 2,400	40	47
2,400 to 4,800	34	41
Above 4,800	32	39

- C. Vibration control. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.
- D. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.
- E. Control of radioactivity or electrical disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property boundary of the creator of such disturbance.
- F. Fire and explosive hazards. Flammable and explosive materials shall be stored, used, and transported in accordance with the applicable state and federal regulations regarding such materials and associated storage vessels. Detonable materials shall not be used, manufactured or stored in this district.
- G. Outdoor storage.
 - (1) All outdoor storage facilities for fuel, flammable or explosive materials and raw materials shall be enclosed by a fence adequate to prevent the access of children and other members of the general public.
 - (2) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.
 - (3) All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed, sealed containers.
 - (4) No materials or wastes of any form may be stored in a floodplain area.
- H. Waste disposal. No use shall be conducted in such a way as to discharge any treated or untreated sewage except as shall be approved by the Green Lane-Marlborough Joint Authority and/or the Department of Environmental Protection, and/or the Township Sewage Enforcement Officer, as appropriate; nor shall industrial wastes be stored, discharged, incinerated, or otherwise disposed of except in conformance with the applicable state and federal regulations regarding solid and hazardous wastes.
- I. Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.
- J. Public water service. Industrial uses shall be served by public water where available.

§ 275-125 Dimensional standards.

- A. Minimum developable lot area: one acre. Note: Refer to Article XI for determination of actual allowable lot size(s).
- B. Minimum lot width: 150 feet.
- C. Minimum setbacks:

	Parking and Buildings (feet)	Driveways (feet)
From an ultimate right-of-way	100	30
From a property line	50	20
From a residential district boundary	200	100

- D. Minimum setback for vehicle display area: 25 feet from the ultimate right-of-way of a public or private street.
- E. Maximum front yard area devoted to parking areas, driveways, and dropoff or turnaround areas (not including vehicle display areas): 50%.
- F. Maximum floor area ratio: 50%.

- G. Maximum building coverage: 35%.
- H. Maximum impervious coverage: 70%.
- I. Maximum height: 40 feet, except that such height may be increased to a maximum of 60 feet or such increased height as may be warranted when approved by the Zoning Hearing Board for such structures as water towers, barns, silos, chimneys, and stacks provided that for every foot of height in excess of 40 feet there shall be added to each yard requirement one corresponding foot of width or depth.