

ARTICLE X

LI – LIMITED INDUSTRIAL DISTRICT

SECTION 1000 PURPOSE

The LI Limited Industrial District has been established to provide opportunities for light industrial uses which do not constitute a hazard to Township residents, while contributing to the economic base of the community.

SECTION 1001 USE REGULATIONS

A building may be erected, altered or used, and a lot may be used for any one of the following purposes, and for no other:⁸⁶

- A. Research and laboratory facilities.
- B. Business and professional offices.
- C. Wholesale sales, storage or distribution, provided such activities do not include heavy industrial equipment and materials.
- D. Printing, publishing, binding and similar processes.
- E. Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, novelties, electrical equipment and containers.
- F. (Reserved)
- G. Agriculture.
- H. Accessory uses and structures customarily incidental to limited industrial activities.
- I. Uses permitted by special exception when in accordance with the applicable provisions of Article XIII:
 - 1. Gasoline service and storage facility;
 - 2. Sewage sludge storage facility, in accordance with Ordinance 82-1;
 - 3. Office or research park, in accordance with a unified development plan.
 - 4. Junk yard, in accordance with the provisions under Section 1313.
- J. Uses permitted by Conditional Use as listed below, when in accordance with the applicable provisions of Articles XIII and XX.
 - 1. Manufacture of building materials, such as brick, concrete, block, manufactured stone, and similar materials, subject to the following provisions:
 - a. All facilities shall have direct access to a Principal or Minor Arterial roadway, as identified in the Upper Oxford Comprehensive Plan.

⁸⁶ Amended by Ordinance No. 1, April 8, 2002.

- b. In addition to the provisions of Section 1405 Lighting, all external lights shall be positioned or shielded to prevent light from being cast onto any adjacent non-industrial district.
- c. Notwithstanding any provisions of Section 1402 Storage to the contrary, no outdoor storage of materials shall be located less than fifty (50) feet from any lot line.
- d. A landscaped strip, conforming to the requirements of Section 1400 Screening, shall be provided along all areas which adjoin non-industrial districts. The strip shall contain plants which shall grow to obscure views of the site within five (5) years of planting.
- e. Facilities shall provide not more than one (1) combined entrance and exit, unless the use of a separate entry and exit is necessary to provide adequate sight distances.
- f. Notwithstanding any provisions of Section 1304 Visibility at Intersection to the contrary, sight distances at all driveways shall conform to the following:
 - i. An unobstructed sight triangle shall be provided at all driveway entrances to any roadway. This triangle is established by joining the point where the driveway centerline meets the roadway centerline, with points along the road centerline one hundred (100) feet in either direction, and with a point along the driveway centerline fifty (50) feet back from the roadway centerline.
 - ii. No obstruction more than two and one-half (2 ½) feet in height from the highest centerline elevation, including vegetation, shall be permitted within this triangle.
- g. The applicant shall provide a plan for controlling noise, pollution, dust and vehicle movement, which shall demonstrate compliance with applicable regulations established by the Pennsylvania Department of Environmental Protection, the United States Environmental Protection Agency, and the Pennsylvania Department of Transportation.⁸⁷

2. Public utility operating facility.

K. Cellular or communication tower, subject to the following restrictions:

- 1. Applicant must present proof satisfactory to the Township that the antenna to be placed on the new tower cannot be placed on another tower within the vicinity so that this tower is unnecessary.
- 2. All such towers shall be at least as far from any property line as the height of the tower.
- 3. The property owner or tower owner shall deposit with Upper Oxford Township, the sum of money for the purposes of dismantling the tower. The Township

⁸⁷ Amended by Ordinance No. 1, April 10, 1995.

Engineer shall determine the amount of the fund to be held in escrow for the life of the tower, but not longer than twenty (20) years.

4. Any buildings or other accessory structure or facilities associated with towers shall be screened from view with an evergreen screening, projected to be at least five (5) feet within a five (5) year period.
5. All such towers shall be owned and operated in accordance with all applicable Federal Communication Commission Standards. The construction of all towers within the Township shall comply within the standards of the American National Standards Institute, the Electrical Industry Association and the Telecommunication Industry Association.
6. The tower owner and/or property owner shall provide proof of insurance to the Township on an annual basis. All such towers shall be inspected annually by the Township Engineer for a fee to be paid by the owner of the tower or property.⁸⁸

SECTION 1002 AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply:

A.	Minimum lot area	2 acres
B.	Minimum lot width	
	Building	200 feet
	Street line	100 feet
C.	Minimum building setback	50 feet
D.	Minimum side yard	
	Individual	50 feet
	Aggregate	100 feet
E.	Minimum rear yard	50 feet
F.	Minimum landscaped open space	10%
G.	Maximum building coverage	30%
H.	Maximum paved area	40%
I.	Maximum building height	35 feet

SECTION 1003 DESIGN STANDARDS

The following design standards established in Article XIV shall apply:

- A. Storage standards.
- B. Landscaped standards.
- C. Access and traffic control standards.
- D. Interior circulation standards.
- E. Off-street parking standards.
- F. Lighting standards.

⁸⁸ Amended by Ordinance No. 2, August 11, 1997.

04/09/2002

- G. Loading standards.
- H. Performance standards.
- I. Screening and buffering standards, where applicable.