

Chapter 27. Zoning

PART 4. DISTRICT REGULATIONS

§ 27-408. LI District; Light Industrial.

[Ord. 561, 6/6/1988; as amended by Ord. 594, 1/7/1991; by Ord. 628, 10/2/1995; by Ord. 666, 8/7/2000; by Ord. 744, 7/7/2008; by Ord. 818, 6/6/2016; by Ord. 829, 8/7/2017; and by Ord. 856, 3/2/2020]

The purpose of this zoning district is to provide an area suitable for manufacturing uses relative to utility availability, adjoining land uses and access.

1. Permitted Principal Uses.

- A. Any manufacturing or assembly operation meeting the performance standards of this Chapter.
- B. Research institute or laboratory meeting the performance standards of this Chapter.
- C. Wholesale establishment, warehouse, storage and distribution establishment.
- D. Office, office building.
- E. Automobile sales with accessory service facilities, including outdoor storage of non-junked automobiles for sale, farm and other machinery sales and service, and automobile and machinery repair shops.
- F. Building and construction materials sales and storage yard.
- G. General servicing or repair shop.
- H. Commercial recreation area or use.
- I. Dry cleaning plant, laundry.
- J. Parks and recreation areas, non-profit.
- K. Industrial park.
- L. Medical Marijuana Grower/Processors.

2. Permitted Accessory Uses.

- A. Customary accessory structures and uses.
- B. Signs, pursuant to § 27-505.
- C. Parking and loading facilities, pursuant to § 27-503.
- D. Storage facilities.

3. Special Exception Uses.

- A. Transportation terminals.
- B. Mixed use.
- C. Cellular communication towers and antennas.
- D. Conversions of existing permitted uses into mixed uses, including commercial and residential combinations, provided the following are applied:
 - (1) The entire first floor street frontage(s) of the building shall be reserved and developed as a permitted non-residential use as allowed within this zoning district.
 - (2) Entryways leading to stairways or hallways for residential uses within the building will be permitted on the first floor street frontage.
 - (3) The minimum square footage of the first floor non-residential uses shall be based on the use proposed and the current Borough Property Maintenance Code requirements.
 - (4) Conversions and Mixed Uses shall follow the special exception use requirements in § 27-601 of this Chapter.
 - (5) The requirements in § 27-603, Subsection 2, of this Chapter shall be followed for all Conversions and Mixed Use proposals.

4. Dimensional Requirements. See following table.

	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum Building Height	Front Yard	Side Yard (not abutting Street)	Side Yard (Abutting Street)	Rear Yard
Parks and Recreation Areas	2,000 square feet	None	None	50 feet	15 feet	10 feet	15 feet	10 feet
All Other Permitted Principal Or Special Exception Uses	30,000	125 feet	30%	50 feet	25 feet	25 feet	25 feet	25 feet

5. Sewer Connection. All permitted principal and special exception uses in this district shall be connected upon construction to the community sewer system.
6. Impervious Cover.

Use	Maximum Impervious Cover
Park and Recreation Areas	20%
All Other Uses within the LI District	65%