

Chapter 27. Zoning

Part 3. ZONING DISTRICTS AND USE REGULATIONS

§ 27-313. LI Limited Industrial District.

[Ord. 300, 12/4/1984, § 3.13]

1. Purpose. The purposes of the LI Limited Industrial District are to provide areas which are suitable for industrial assemblage, processing, storage, manufacturing, heavy commercial and office uses, so as to prevent conflicts between these uses and other land uses, to protect the environment by limiting the types of industries in the Borough to those which are compatible with it, and to promote local jobs and a strong local tax base.
2. Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the LI Limited Industrial District by the Zoning Officer; provided, that the standards for environmental protection of Part 5 of this Chapter are satisfied:
 - A. Agriculture.
 - B. Any manufacturing, compounding, processing, packaging and/or treatment of products such as apparel, bakery goods, candy, confections, dairy products, cosmetics, musical instruments, toys and novelties, clocks, jewelry, optical products, electronic devices and scientific and precision instruments.
 - C. Auto repair garage.
 - D. Bakery.
 - E. Bottling industry.
 - F. Building material yard.
 - G. Disassembly plant and/or operations; provided, it is totally enclosed within a building.
 - H. Dry cleaning and dyeing works.
 - I. Food processing, canning, packaging.
 - J. Government services and facilities.
 - K. Motor freight terminal.
 - L. Office.
 - M. Printing/publishing.
 - N. Research, engineering or testing laboratories.
 - O. Sale of farm products produced on the property where offered for sale; provided, no building other than a portable stand shall be used for display.
 - P. Warehouse and mini-warehouse.
 - Q. Wholesale trade.
 - R. Woodworking, cabinetmaking, furniture making.
 - S. Medical Marijuana Growing/Processing Facility.
[Added by Ord. 2017-532, 4/12/2017]
3. Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the LI Limited Industrial District by the Zoning Hearing Board in accordance with the standards contained in § 27-315 and the standards for environmental protection contained in Part 5 of this Chapter:
 - A. Energy generating structure.
 - B. Junkyard.
 - C. Solid waste disposal area or facility.

D. Any use of the same general character as those uses permitted by right.

4. Accessory Uses.

- A. Each accessory use in the LI Limited Industrial District shall comply with the minimum yard requirements in subsection (6), except as specifically provided for in this Chapter.
- B. Each of the following accessory uses shall be permitted in the LI Limited Industrial District only if such use complies with relevant standards contained in § 27-316 of this Chapter:

- (1) Bus shelter.
- (2) Farm pond.
- (3) Outdoor storage or display.
- (4) Solar energy system.
- (5) Temporary structure or use.
- (6) Windmill.
- (7) Other accessory uses which are clearly incidental to the principal use.

C. Any accessory use which violates a provision of Parts 4 or 5 is prohibited in the LI Limited Industrial District.

5. Lot Area, Width, Depth and Height Regulations. Each of the following dimensional requirements shall apply to each use in the LI Limited Industrial District, except as specifically provided for in this Chapter:

LI Lot Area, Width, Depth and Height Regulations				
Principal Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage (%)	Maximum Building Height ¹ (feet)
Any use	6,000	50	50	40

NOTES:

¹ Measured at the front yard established in subsection (6) for the particular use.

6. Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the LI Limited Industrial District, except as specifically provided for in this Chapter:

LI Minimum Yard Requirements			
Principal Use	Front Yard ¹ (feet)	Side Yard ² (feet)	Rear Yard (feet)
Any use	30	6/12	20

NOTES:

¹ If the block on which the site fronts is more than 50% developed, the setback of the majority of the existing buildings on that block must be used, except in no case shall the setback line be less than 20 feet from the street line.

² No corner lot building shall extend toward the side street more than 10 feet beyond the building line set for the buildings along the street considered to be the side street of the corner lot; except in no case shall the building line be less than 20 feet from the street line.

7. Use Regulations for Medical Marijuana Growing/Processing Facilities. The following regulations shall apply to a Medical Marijuana Growing/Processing Facility located in the LI Limited Industrial District:

[Added by Ord. 2017-532, 4/12/2017]

- A. The Medical Marijuana Growing/Processing Facility shall comply with the dimensional requirements applicable in the LI Limited Industrial District.
- B. The Medical Marijuana Facility shall comply with all applicable standards, rules, regulations and requirements of the Pennsylvania Department of Health and the Commonwealth of Pennsylvania, including, without limitation, Title 28, Part IX, of the Pennsylvania Code.
- C. The Medical Marijuana Growing/Processing Facility shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle.
- D. All signage shall comply with Part 6 of this Chapter 27.
- E. Off-street parking shall be provided in accordance with Part 7 of this Chapter 27.

8. Impervious Coverage. The maximum impervious coverage area for each principal use in the LI Limited Industrial District shall be 75% of the total lot area.

[Added by Ord. 2017-535, 6/14/2017]