

Chapter 500. Zoning

Article XVIII. LI Light Industrial District

§ 500-1800. Declaration of legislative intent.

[Amended 2-13-2007 by Ord. No. 2007-01]

In expansion of the declaration of legislative intent and statement of community development objectives found in §§ 500-101 and 500-102 of Article I of this chapter, it is the intent of this article to provide regulations for light industrial development that are generally consistent with the goals and recommendations of the Upper Perkiomen Valley Regional Comprehensive Plan, the Upper Hanover Township Open Space and Environmental Resource Protection Plan Update (2006), or any successor plan thereto, and the following objectives:

- A. Promote development of a broad range of employment-oriented manufacturing, research and development, laboratory and office uses on individual lots and in planned industrial/office centers.
- B. Apply strict performance standards to limit potential pollution and other adverse environmental effects and minimize vehicular, fire and safety hazards resulting from permitted development.
- C. Confine traffic impacts by taking vehicular access only from roads that are capable of responsibly handling the additional traffic generated thereby, as further established herein.
[Amended 6-11-2024 by Ord. No. 2024-04]
- D. Establish flexible lotting standards and operational, dimensional and landscaping standards to minimize adverse impacts on surrounding uses and natural features and to encourage superior site design.
- E. Provide reasonable standards for the height and bulk of all buildings and other industrial, office and other structures and for the dimensions of yards and open spaces to make development more compatible with the rural character of the area.

§ 500-1801. Permitted uses.

The following uses are permitted in the LI Light Industrial District:

- A. Light industrial.
 - (1) Manufacturing and processing.
 - (2) Scientific or industrial research, product development, or engineering facilities.
 - (3) Printing, publishing, lithography and similar processes.
 - (4) As a conditional use pursuant to the criteria set forth elsewhere in this chapter, Warehousing, storage or wholesale business located within a building as a principal use and/or distribution of products or materials, including transportation depot and truck terminals.
[Amended 6-11-2024 by Ord. No. 2024-04]

(5) Recycling facilities, limited to collection, separation, storage, baling and shipping.

(6) Accessory uses customarily incidental to the uses listed above.

B. Offices, services and other nonindustrial businesses.

(1) Corporate headquarters, administrative offices and buildings.

(2) Business, professional, medical and/or dental offices.

(3) Veterinary hospitals and adjunct facilities, including kennels.

(4) Training facilities, technical schools.

(5) Nursery school, preschool or day-care centers.

(6) Emergency services (fire, ambulance and police).

(7) Self-service storage facilities in compliance with § 500-835 of this chapter.

[Amended 9-13-2005 by Ord. No. 2005-10]

(8) Radio or television studios and transmission facilities.

(9) Electric, telephone or gas distribution facilities and/or transmission lines.

(10) Wireless telecommunications facilities in compliance with § 500-833 of this chapter.

(11) Public or private sewer and/or water utilities, including treatment facilities.

(12) Large-scale indoor commercial recreation facilities, such as bowling alleys, tennis and racket clubs, skating rinks, fitness centers, and/or outdoor nonmotorized sports facilities.

(13) Small-scale electrical-power-generating facilities, maximum 100 megawatts, by conditional use in compliance with § 500-1806 herein.

(14) Accessory uses customarily incidental to the uses listed above.

C. Other uses.

(1) Agriculture.

(2) Institutional uses, in compliance with Article **XXVI**, Institutional Use Regulations, of this chapter.

(3) Recreational uses, in compliance with Article **XXVII**, Open Space and Outdoor Recreation Regulations, of this chapter.

(4) Accessory uses customarily incidental to the uses listed above.

D. Uses of similar character. Uses of similar character to those listed in Subsections **A**, **B** and **C** may be permitted by conditional use only when evidence is provided to the Board of Supervisors sufficient to prove that the proposed operations, magnitude of development, and effects on the environment and vehicular traffic will be essentially the same as those of uses specifically identified above.

§ 500-1802. Dimensional standards.

The following dimensional standards shall apply to all subdivision and/or land development proposals and other construction and uses classified herein:

A. Conventional subdivision. For tracts proposed for standard or conventional subdivision, or for development without subdivision, the standards of the table below shall apply.

B. Planned industrial/office parks. For tracts proposed as integrated or planned industrial and/or office parks or centers, the standards of the table below shall apply. Development proposed under this category shall satisfy the standards for planned industrial/office park of the table below, whether done as part of the original proposal or at a later date.

Table of Standards

	Conventional Subdivision	Planned Industrial/Office Park
Minimum lot area	2 acres	1 acre; with an average of 1.5 acres
Minimum lot width at the building line:		
On roads internal to a subdivision	225 feet	150 feet
On roads external to a subdivision	350 feet	Not permitted
Minimum building setbacks measured from:		
Ultimate right-of-way line	65 feet	50 feet
An abutting residential or institutional district boundary line or a property line of such a use	100 feet	75 feet
An abutting commercial or industrial use property line or district boundary line	50 feet	30 feet
Minimum parking, driveway and/or loading setbacks measured from:		
Ultimate right-of-way line	65 feet	50 feet
An abutting residential or institutional district boundary line or a property line of such a use	100 feet	100 feet
An abutting commercial or industrial use property line or district boundary line	25 feet	25 feet
Maximum building coverage per lot	35%	45%
Maximum impervious coverage per lot	50%	65%

C. Building height.

[Amended 8-8-2023 by Ord. No. 2023-02]

- (1) The height of a structure shall be determined in accordance with § 500-832.
- (2) The maximum height of a building is 40 feet, excluding mechanical penthouses the height of which are determined with reference to the International Building Code. Any building height in excess of 40 feet requires conditional use approval by the Board of Supervisors. In considering an application for conditional use related to building height, the Board of Supervisors shall consider the following factors:
 - (a) The nature of the building itself and the extent to which it is consistent or inconsistent with the landscape and structures in the vicinity of it;
 - (b) The height of other buildings in the area;
 - (c) The proximity of residences and the extent to which the height of the building diminishes the quality of life for those residing in proximity to the building, also considering topography and the extent to which the building is visible from nearby residences;
 - (d) Whether the building will include a mechanical penthouse that is excluded from the definition of building height;
 - (e) The extent to which the requirements, standards or common practices associated with a particular proposed use require a building that is more than 40 feet tall;

(f) Whether the increased building height will increase the impact of the use of the building with respect to noise, traffic volume, light spillover, or similar community impacts.

§ 500-1803. Other development regulations.

All development and utilization of property and improvements thereon in the LI District shall comply with all other relevant development regulations in this chapter found in Article **VIII**, General Regulations; Article **IX**, Off-Street Parking; Article **X**, Signs; Article **XXVIII**, Noise Control; and the following standards:

- A. Performance standards. All development proposed and/or utilized in the LI Light Industrial District shall conform to the performance standards contained in § 500-817 of this chapter.
- B. Parking and loading areas.
 - (1) No parking or loading areas shall be permitted to be located between a building permitted by this district and a property line of a lot used for residential or institutional purposes.
 - (2) No loading areas shall be permitted to be located between a building permitted by this district and an ultimate right-of-way of a street except for local access streets when both sides of the local access street are zoned LI Light Industrial District.
 - (3) When parking is located closer to a road ultimate right-of-way than the front, side or rear of the building, the parking shall occupy no more than 50% of the lot area between the building and the ultimate right-of-way.
- C. Electrical power. Every use shall be so designed and operated so that the service lines, substations, 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 in Chapter **425**, Subdivision and Land Development.
- D. Public water service. Industrial uses shall be served by public water where available. Water shall be supplied from on-lot wells only after an approved or accepted geologic study furnished by the applicant, and certified by a professional geologist, that the underground water supply and levels will not be appreciably altered in such a way as to endanger the water level and supply for other properties. All water resources shall be approved by the Pennsylvania Department of Environmental Protection and may be subject to review and approval by the Delaware River Basin Authority (DRBA).
- E. Landscaped buffers and screens. Landscaped buffers and/or screens shall be installed and maintained within a strip a minimum of 50 feet wide when a light industrial use abuts a residential or institutional use or district and 25 feet wide when abutting a nonresidential use or district. Landscaped buffers and screens shall comply with standards of Chapter **425**, Subdivision and Land Development.
- F. Reservation of trail corridors. When an LI District property contains or abuts a watercourse or utility transmission line, a minimum fifty-foot-wide corridor shall be reserved to permit a potential trail interconnection with other existing or proposed trails in the area consistent with the recommendations of the Upper Hanover Township Open Space and Environmental Resource Protection Plan Update (2006), or any successor plan thereto, and the Upper Perkiomen Valley Regional Comprehensive Plan. The fifty-foot width may include the area comprising the watercourse or utility easement. At the time of preliminary plan approval, the applicant shall show a specific location or add a note regarding a generalized easement on the applicant's plans, subject to approval by the Board of Supervisors.

[Amended 2-13-2007 by Ord. No. 2007-01]

§ 500-1807. Prohibited uses.

The following uses are specifically prohibited in the LI Light Industrial District and, by reference, prohibited in the LIC Light Industrial and Limited Commercial Districts 1 and 2:

- A. Outdoor storage businesses as defined in § 500-1902B(3). Outdoor storage associated with self-service storage facilities as regulated in this chapter is not included.
[Amended 9-13-2005 by Ord. No. 2005-10]
- B. Solid waste disposal facilities (except recycling facilities limited to collection, separation, storage, baling and shipping).
- C. Adult uses.
- D. Any use of similar character to permitted uses that cannot be made to conform to the dimensional standards of this district; performance standards of § 500-817 of this chapter; and/or the noise control standards of Article XXVIII of this chapter.
- E. Any other use which is or may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination or noise or harmful radiation, or which is or may be dangerous to the public health, safety or welfare, or which otherwise constitutes a public hazard.
- F. The following uses:

- Abattoirs
- Acetylene gas manufacture
- Acid manufacture
- Ammonia, bleaching powder or chlorine manufacture
- Arsenal
- Asphalt manufacture or refining
- Blast or reverberatory foundry
- Breweries
- Celluloid manufacture
- Cement manufacture, including cement or concrete mixing plant, lime, gypsum, plaster, or plaster of paris manufacture
- Coke ovens
- Cork manufacture
- Creosote treatment or manufacture
- Dead animal and offal reduction
- Disinfectant manufacture
- Emery cloth and sandpaper manufacture
- Fat rendering; manufacturing of vegetable, animal or mineral fats and oils
- Fertilizer manufacture
- Fireworks or explosive manufacture or storage
- Fish smoking or curing
- Flour mill
- Foundry, forge plant
- Glue, size, or gelatin manufacture
- Oil or rubbed goods manufacture
- Ore reduction
- Paint, shellac, varnish, lacquer manufacture
- Plating works
- Potash works

Power forge (riveting, hammering, punching, chipping, drawing, rolling, or tumbling of iron, steel, brass or copper, except as a necessary and minor incident to other manufacture, and which are conducted without objectionable noise or vibration)

Pyroxylin manufacture

Quarrying or removal of soil or mineral deposits in any form, including blasting operations

Rubber, caoutchouc or gutta-percha manufacture or treatment, tire recapping or vulcanizing

Sauerkraut manufacture

Shoelacing manufacture

Smelters

Soap and detergent manufacture

Soda and compound manufacture

Steel furnace, blooming or rolling mill

Stockyards

Tallow, grease or lard manufacture or refining

Tanning, curing or storage of leather, rawhides or skins

Tar distillation or manufacture

Vinegar manufacture

Wool pulling or scouring

§ 500-1808. Conditional use standards and criteria for warehousing and related uses.

[Added 6-11-2024 by Ord. No. 2024-04]

For the uses permitted by conditional use in § 500-1801A(4) of this article, the following criteria apply:

- A. The parcel(s) must front a principal arterial road.
- B. Interior vehicular cartways shall be improved at least to the level of collector roads.
- C. A warehouse can only be situated on a parcel of 10 acres or larger. Immediately contiguous parcels (not separated by any roadway) may be combined for this purpose.
- D. Where the tenant and nature of use is known at the time of land development, plan approval will be based upon a traffic impact study using the ITE Trip Generation Manual then in effect and using the land use code and classification applicable to the plan.
- E. When the plan is developed without a tenant or details of intended use at the time of land development, the traffic impact study shall be developed assuming the highest and most intense use that the submitted plan could reasonably support.
- F. Except where the highest and most intense level of traffic has been assumed, an applicant must demonstrate upon obtaining a tenant that the tenant's use matches the level of use upon which approval was granted, and this is a prerequisite to obtaining a certificate of occupancy. The determination of compliance shall be made by the Township traffic consultant.
- G. Any change in tenant after initial occupancy requires an application for a change in use. A new occupancy permit will be issued if the Township traffic consultant determines that the new occupancy will be of equal or lesser intensity than the prior occupancy. If the Township traffic consultant determines that the new use is of greater intensity, the owner will be required to obtain amended final land development approval showing such improvements as are necessitated by the additional intensity of use.

- H. Plans shall demonstrate available on-site queuing areas for trucks to avoid any queuing on public roads.
- I. Plans shall include electric hookups to minimize truck idling of temperature-controlled loads, where applicable.
- J. All plans shall be accompanied by a community and economic impact study.
- K. The site must include a truck snow/ice scraper system.

