

ARTICLE 15

LI-LIGHT INDUSTRIAL DISTRICT

SECTION 15.01. PURPOSE.

This district is composed of those areas of the Township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses and to lesson congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district have been excluded.

SECTION 15.02. PERMITTED USES.

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. Research oriented and light industrial park use.
- B. Assembly of merchandise such as electrical appliances, electronic or precision instruments, and articles of similar nature.
- C. Packaging of previously prepared materials, but not including the bailing of discards, old iron, or other metal, wood lumber, glass, paper, rags, cloth, or other similar materials.
- D. Printing, lithographic, blueprinting, and similar uses.
- E. Wholesale warehousing and material distribution centers, provided all products and materials are enclosed within a building.
- F. Light manufacturing industrial use which by nature of the materials, equipment, and process utilized are to a considerable extent clean, quiet, and free from objectionable or dangerous nuisance or hazards, including any of the following goods and materials, drugs, jewelry, musical instruments sporting goods, glass products, small household appliances, electronic products, baked and dairy products, frozen food lockers, advertising displays, tents and awnings, brushes and brooms, cameras and photographic equipment and supplies, wearing apparel, leather products, and luggage, but not including tanning products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, rubber, shell, or yarn.
- G. An accessory use, building or structure.
- H. A sign only in accordance with regulations in Article 8.

I. Essential service structures and buildings.

SECTION 15.03. CONDITIONAL USES.

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted subject to a conditional use permit as provided in Article 10.

- A. Restaurants and cafeteria facilities for employees.
- B. Bus, truck, taxi, and rail terminals.
- C. Open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items, and nursery stock or the rental of manufactured products or equipment, small tools, pneumatic tired two-wheeled and four-wheeled utility trailers, such as household equipment, pneumatic transit cement mixers, wheelbarrows, rollers, and similar products or equipment.
- D. Temporary building or trailer office.
- E. Junkyards.

SECTION 15.04. REGULATIONS.

The following regulations shall apply in all LI-light industrial districts:

- A. **Lot area.** No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central water supply system and a central sanitary sewerage system, in which case there shall be provided a minimum lot area of twenty thousand (20,000) square feet.
- B. **Lot width.** The minimum lot width for lots served with a public water supply system and a public sanitary sewage system shall be eighty (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred fifty (150) feet.
- C. **Lot coverage.** The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. **Yard requirements.**
 - 1. Front yard. Not less than eighty-five (85) feet.
 - 2. Side yard. Least width of either side yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street shall not be less than thirty-five (35) feet.
 - 3. Rear yard. Not less than thirty-five (35) feet.
 - 4. The above requirements shall apply to every lot, building, or structure.

- E. **Height.** Except as is otherwise provided in this Ordinance, no building or structure should exceed a height of forty-five (45) feet.
- F. **Required off-street parking.** As required in Article 9.