

**ZONING ORDINANCE SETBACKS
FOR
LIBERTY TOWNSHIP SUPERVISORS,
CENTRE CO, PA**

- | | |
|----------------|--|
| Part 5 | R-1 Residential-Rural Density District |
| Part 6 | R-2 Residential-Rural-Low Density District |
| Part 7 | R-3 Residential-Rural-Medium Density District |
| Part 8 | C-1 Commercial-General District |
| Part 9 | C-2 Planned Commercial District |
| Part 10 | I-1 Industrial-Residential & Development &
Light Industry District. |

PART 5

R-1 RESIDENTIAL-RURAL DENSITY DISTRICT

§501. PURPOSE.

1. The purpose of the R-1 Rural Density Residential District is to (A) identify those areas where agricultural activities should be encouraged or preserved; (B) provide for the preservation of natural, unpolluted drainageways, protection from flooding and high water tables, preservation of open space and conservation of the natural environment and natural resources while providing for such uses and development as are compatible with these objectives.
2. Further, it is the purpose of the R-1 Residential-Rural Density District to provide for floating zones for the establishment of planned residential development, R-3 Residential-Medium Density, planned commercial development and research and development and light industrial uses, which will be compatible with the other permitted uses within the district. Proposals for the establishment of these uses will comply with the amendment procedures as set forth in §§608-611 of the Pennsylvania Municipalities Planning Code 53 P.S. §§10608-10611.

(Ord. 12/8/1970, 12/8/1970, §501)

§502. USES PERMITTED.

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

- A. Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock and the raising of poultry and poultry products.
- B. Barns, silos, corncribs, chicken coops, pig sties and similar structures necessary to the proper operation of the agricultural activities.
- C. Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other vegetative material.
- D. Forest uses related to the harvesting of lumber products including saw mills.
- E. Activities related to the preservation of natural amenities.
- F. Public and private parks and recreation areas including swimming pools, campgrounds, travel trailer parks, resort facilities, golf courses and country clubs.
- G. Stables, kennels, greenhouses and private swimming pools.

ZONING

H. Single-family detached dwellings, individual mobile homes and seasonal residences.

I. Accessory buildings and uses customarily incidental to the above uses.

(Ord. 12/8/1970, 12/8/1970, §502)

§503. SPECIAL EXCEPTION USES.

1. Appropriate public uses and essential services.

2. Home occupations.

(Ord. 12/8/1970, 12/8/1970, §502)

§504. AREA, DENSITY AND LOT WIDTH REGULATIONS.

1. The lot areas, densities and lot widths for single-family detached dwellings, including individual mobile homes and seasonal residences, shall not be less than the following:

A. Twenty thousand (20,000) square feet with both onsite water and onsite sewer service.

(1) Maximum possible net density - 2.18 dwelling units per acre.

(2) Minimum lot width - one hundred (100) feet.

B. Ten thousand (10,000) square feet with either off-site water or off-site sewer service.

(1) Maximum possible net density - 4.35 dwelling units per acre.

(2) Minimum lot width - eighty (80) feet.

C. Ten thousand (10,000) square feet with both off-site water and off-site sewer service.

(1) Maximum possible net density - 4.36 dwelling units per acre.

(2) Minimum lot width - eighty (80) feet.

2. Lot Area. No minimum lot size shall be required for the other permitted uses, except as otherwise provided herein.

(Ord. 12/8/1970, 12/8/1970, §505)

§505. COVERAGE REGULATIONS.

Lot Coverage. All buildings, including accessory buildings, shall not cover more than twenty (20) percent of the lot.

(Ord. 12/8/1970, 12/8/1970, §506)

§506. SETBACK REGULATIONS.

1. Front Yard. Thirty-five (35) feet.
2. Side Yards. Fifteen (15) feet for lots twenty thousand (20,000) square feet or larger; ten (10) feet for lots twenty thousand (20,000) square feet or less.
3. Rear Yards.
 - A. Principal. Thirty-five (35) feet.
 - B. Accessory. Twelve (12) feet.

(Ord. 12/8/1970, 12/8/1970, §507; as amended by Ord. 10/7/1997)

§507. HEIGHT REGULATIONS.

Building Height. Two and one-half (2 1/2) stories or thirty (30) feet maximum; however, no dwelling shall be less than one (1) story in height. (See "Supplemental Regulations," §1303.)

(Ord. 12/8/1970, 12/8/1970, §508)

§508. OFF-STREET PARKING REGULATIONS.

1. A minimum of two (2) off-street parking spaces shall be provided per dwelling unit.
2. Off-street parking shall be provided in accordance with the provisions of Part 11.

(Ord. 12/8/1970, 12/8/1970, §509)

§509. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §510)

Chapter 27

PART 6

**R-2 Residential-Rural-Low
Density District**

PART 6

R-2 RESIDENTIAL-LOW DENSITY DISTRICT

§601. PURPOSE .

1. The purpose of the R-2 Low Density Residential District is to provide for the orderly expansion of low density residential development in those areas where public services are most readily available and to exclude uses not compatible with such low density residential development.
2. Further, it is the purpose of the Low Density Residential District to provide for floating zones for the establishment of planned residential development which will be compatible with the other permitted uses within the district. Proposals for the establishment of these uses will comply with the amendment procedures as set forth in §§603, 609-611 of the Pennsylvania Municipalities Planning Code, 53 P.S. §§10603, 10609-10611.

(Ord. 12/8/1970, 12/8/1970, §601)

§602. USES PERMITTED.

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

- A. Single-family detached dwellings, including individual mobile homes, single-family semidetached dwellings.
- B. Private swimming pools.
- C. Accessory buildings and uses customarily incidental to the above uses.

(Ord. 12/8/1970, 12/8/1970, §603)

§603. SPECIAL EXCEPTION USES.

1. Appropriate public uses and essential services.
2. Home occupations.

(Ord. 12/8/1970, 12/8/1970, §603)

§604. CONDITIONAL USES.

1. Cluster development. See "Supplemental Regulations," §1301.

ZONING

2. Mobile home parks. See "Supplemental Regulations," §1304.
3. Boarding and lodging houses.
4. Medical and dental clinics.
5. Mortuaries and undertaking establishments.
6. Kennels and greenhouses.

(Ord. 12/8/1970, 12/8/1970, §604)

§605. AREA, DENSITY AND LOT WIDTH REGULATIONS.

1. The lot areas, densities and lot widths for single-family detached dwellings and semi-detached dwellings shall not be less than the following:
 - A. Twenty thousand (20,000) square feet with both onsite water and onsite sewer service.
 - (1) Maximum possible net density - 2.18 dwelling units per acre.
 - (2) Minimum lot width - one hundred (100) feet.
 - B. Ten thousand (10,000) square feet with either off-site water or off-site sewer service.
 - (1) Maximum possible net density - 4.36 dwelling units per acre.
 - (2) Minimum lot width - eight (80) feet.
 - C. Ten thousand (10,000) square feet with both off-site water and off-site sewer service.
 - (1) Maximum possible net density - 4.36 dwelling units per acre.
 - (2) Minimum lot width - eighty (80) feet.
2. Lot Area. No minimum lot size shall be required for the other permitted uses, except as otherwise provided herein.

(Ord. 12/8/1970, 12/8/1970, §605)

§606. COVERAGE REGULATIONS.

1. Lot Coverage. All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot. [Ord. 10/7/1997]

(Ord. 12/8/1970, 12/8/1970, §606; as amended by Ord. 10/7/1997)

§607. SETBACK REGULATIONS.

1. Front Yard. Twenty-five (25) feet.
2. Side Yard. Eight (8) foot minimum (on each side).
3. Rear Yard.
 - A. Principal. Twenty-five (25) feet.
 - B. Accessory. Ten (10) feet.

(Ord. 12/8/1970, 12/8/1970, §607; as amended by Ord. 10/7/1997)

§608. HEIGHT REGULATIONS.

1. Building Line. Two and one-half (2 1/2) stories or thirty (30) feet maximum; however, no dwelling shall be less than one (1) story in height. (See "Supplemental Regulations, §1303.)

(Ord. 12/8/1970, 12/8/1970, §608)

§609. OFF-STREET PARKING REGULATIONS.

1. A minimum of two (2) off-street parking spaces shall be provided per dwelling unit.
2. Off-street parking shall be provided in accordance with the provision of Part 11.

(Ord. 12/8/1970, 12/8/1970, §609)

§610. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §610)

Chapter 27

PART 7

R-3 Medium Residential Density District

PART 7

R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT

§701. PURPOSE.

1. The purpose of the R-3 Medium Density Residential District is to provide for the orderly development of existing and proposed medium density residential areas where adequate public services and circulation facilities are or will be available and to exclude those uses not compatible with such development.
2. Further, it is the purpose of the Medium Density Residential District to provide for "floating zones" for the establishment of planned residential development and planned commercial development, which will be compatible with the other permitted uses within the district. Proposals for the establishment of these uses will comply with the amendment procedures as set forth in §§608-611 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10608-10611.

(Ord. 12/8/1970, 12/8/1970, §701)

§702. USES PERMITTED.

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

- A. Single-family detached dwellings including individual mobile homes, single-family semidetached dwellings, townhouses, garden apartments and low-rise apartment structures.
- B. Accessory buildings and uses customarily incidental to the above uses.

(Ord. 12/8/1970, 12/8/1970, §702)

§703. SPECIAL EXCEPTION USES.

1. Appropriate public uses and essential services.
2. Home occupations.
3. Private swimming pools.

(Ord. 12/8/1970, 12/8/1970, §703)

§704. CONDITIONAL USES.

ZONING

1. Cluster development. See "Supplemental Regulations," §1301.
2. Mobile home parks. See "Supplemental Regulations," §1304.
3. Boarding and lodging houses.
4. Medical and dental clinics.
5. Mortuaries and undertaking establishments.
6. Kennels and greenhouses.

(Ord. 12/8/1970, 12/8/1970, §704)

§705. AREA, DENSITY AND LOT WIDTH REGULATIONS.

1. The lot areas, densities and lot widths for single-family detached dwellings shall not be less than the following:
 - A. Twenty thousand (20,000) square feet with both onsite water and onsite sewer service.
 - (1) Maximum possible net density - 2.18 dwelling units per acre.
 - (2) Minimum lot width - one hundred (100) feet.
 - B. Ten thousand (10,000) square feet with either off-site water or off-site sewer service.
 - (1) Maximum possible net density - 4.36 dwelling units per acre.
 - (2) Minimum lot width - eighty (80) feet.
 - C. Eight thousand (8,000) square feet with both off-site water and off-site sewer service.
 - (1) Maximum possible net density - 5.45 dwelling units per acre.
 - (2) Minimum lot width - sixty (60) feet.
2. The lot areas, densities and lot widths for single-family semidetached dwellings shall not be less than the following:
 - A. Twenty thousand (20,000) square feet with both onsite water and onsite sewer service.
 - (1) Maximum possible net density - 4.36 dwelling units per acre.

- (2) Minimum lot width - one hundred and twenty-five (125) feet.
- B. Twenty thousand (20,000) square feet with either off-site water or off-site sewer service.
 - (1) Maximum possible net density - 4.36 dwelling units per acre.
 - (2) Minimum lot width - one hundred and twenty-five (125) feet.
- C. Fifteen thousand (15,000) square feet with both off-site water and off-site sewer service.
 - (1) Maximum possible net density - 5.80 dwelling units per acre.
 - (2) Minimum lot width - one hundred (100) feet.
- 3. The following regulations shall be observed for townhouses, garden apartments and low rise apartment structures:
 - A. For the following lot areas the maximum possible floor area ratio (FAR) shall be:

Lot Area (square feet)	FAR
15,000 to 27,999	.20
28,000 to 43,559	.25
43,560 and up	.30

- B. Lot Width. The minimum lot width shall not be less than one hundred (100) feet.
- C. Landscape Area. The minimum landscape area shall not be less than thirty (30) percent of the total lot area.
- D. Dwelling Unit Area. The average floor area per dwelling unit shall not be less than one thousand (1,000) square feet.
- E. Density. The maximum possible gross density for townhouse, garden apartment and low rise apartment developments shall not be greater than thirteen (13) dwelling units per acre.

(Ord. 12/8/1970, 12/8/1970, §705)

§706. COVERAGE REGULATIONS.

- 1. Lot Coverage. Twenty-five (25) percent maximum for principal buildings, thirty-five (35) percent total maximum including all accessory buildings and tenant garages.

ZONING

(Ord. 12/8/1970, 12/8/1970, §706)

§707. SETBACK REGULATIONS.

1. Front Yard. The following front yard setbacks and road classifications shall conform to the Transportation Plan of the adopted Comprehensive Plan for the Township:
 - A. Major Arterial. Thirty-five (35)-foot minimum.
 - B. Minor Arterial. Thirty (30)-foot minimum.
 - C. Major Collector. Twenty-five (25)-foot minimum.
 - D. Local. Twenty (20)-foot minimum.
2. Side Yards.
 - A. The minimum side yard for a single-family detached dwelling unit shall not be less than fifteen (15) feet per side.
 - B. The minimum side yard for single-family semidetached units shall not be less than ten (10) feet per side.
 - C. The minimum side yard for townhouse, garden apartment and low-rise apartment developments shall not be less than eight (8) feet per side.
3. Rear Yards.
 - A. The minimum rear yard for a single-family detached dwelling unit shall not be less than fifteen (15) feet.
 - B. The minimum rear yard for single-family semidetached dwelling units shall not be less than twenty-five (25) feet.
 - C. The minimum rear yard for townhouse, garden apartment and low rise apartment developments shall not be less than fifteen (15) feet.
4. Low Rise Apartments. For every one (1) story or twelve (12) feet of structure above the third floor an additional three (3) feet must be added to the front, side and rear yard setbacks.

(Ord. 12/8/1970, 12/8/1970, §707)

§708. HEIGHT REGULATIONS.

1. The maximum building height for single-family detached and single-family semidetached dwellings shall be two and one-half (1 1/2) stories or thirty (30) feet

maximum.

2. The maximum building height for townhouses and garden apartments shall be three (3) stories or thirty-six (36) feet maximum.
3. The maximum building height for low rise apartments shall be six (6) stories or seventy-two (72) feet maximum.

(Ord. 12/8/1970, 12/8/1970, §708)

§709. OFF-STREET PARKING REGULATIONS.

Off-street parking shall be provided in accordance with the provisions of Part 11.

(Ord. 12/8/1970, 12/8/1970, §709)

§710. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §710)

§711. RESIDENTIAL CONVERSION UNITS.

1. Dwelling Unit Area. The average floor area per dwelling unit shall not be less than seven hundred and fifty (750) square feet.

(Ord. 12/8/1970, 12/8/1970, §711)

Chapter 27

PART 8

C-1 Commercial

General District

PART 8

C-1 COMMERCIAL-GENERAL DISTRICT

§801. PURPOSE.

The purpose of the C-1 Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services as well as those of a social, cultural and civic nature, to provide as a conditional use for multiple-family dwellings and to exclude uses not compatible with such activities.

(Ord. 12/8/1970, 12/8/1970, §801)

§802. USES PERMITTED.

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

- A. Stores and personal services shops for the conducting of any retail business including department and furniture stores.
- B. Business, professional and financial offices and studios.
- C. Specialty shops for custom work and articles to be sold at retail on the premises such as baking, confectionery, dressmaking, tailoring and printing.
- D. Hotels, motels and boarding and lodging houses.
- E. Restaurants, cafes, tearooms and other places serving food and beverages.
- F. Personal service shops such as barber, beauty, shoe repair and laundromats.
- G. Mortuaries and undertaking establishments.
- H. Indoor theaters and commercial recreation uses such as billiard or pool parlors, bowling alleys and indoor pools and skating rinks.
- I. Fraternal clubs, lodges and social and recreational clubs.
- J. Medical, dental, photographic or similar laboratories and clinics or hospitals.
- K. Automobile parking lots and parking garages.
- L. Accessory buildings and uses customarily incidental to the above uses.

(Ord. 12/8/1970, 12/8/1970, §802)

ZONING

§803. SPECIAL EXCEPTION USES.

1. Appropriate public uses and essential services.
2. Home occupations.
3. Adult entertainment facility. [Ord. 10/7/1997]

(Ord. 12/8/1970, 12/8/1970, §803; as amended by Ord. 10/7/1997)

§804. CONDITIONAL USES.

1. Vehicle service stations, repair garages, sales, washing and storage areas.
2. Retail establishments primarily dependent upon providing drive-in or in-car services.
3. Low rise apartment structures and residential conversion units.

(Ord. 12/8/1970, 12/8/1970, §805)

§805. AREA, WIDTH, COVERAGE AND YARD REQUIREMENTS.

1. Low Rise Apartment Structures.

- A. Lot Area. Low rise apartment structures must observe and conform to the following floor area ratio chart:

Lot Area (square feet)	FAR
20,000 to 30,999	.8
31,000 to 43,559	.9
43,560 and up	1.0

- B. Lot Width. The minimum lot width shall not be less than one hundred (100) feet.

- C. Front Yard. The following front yard setbacks and road classifications shall conform to the Transportation Plan of the adopted Comprehensive Plan for the Township:

- (1) Major Arterial - thirty (30)-foot minimum.
- (2) Minor Arterial - twenty-five (25)-foot minimum.
- (3) Major Collector - twenty (20)-foot minimum.

- (4) Local - fifteen (15)-foot minimum.
- D. Side Yard. The minimum side yard shall not be less than eight (8) feet.
- E. Rear Yard. The minimum rear yard shall not be less than eight (8) feet.
- F. For every one (1) story or twelve (12) feet of structure above the third floor an additional three (3) feet must be added to the front, side and rear yard setbacks.
- G. Landscape Area. The minimum landscape area shall not be less than twenty (20) percent of the total lot area.
- H. Unit Area. The average floor area per dwelling unit shall not be less than seven hundred fifty (750) square feet.
- I. Density. The maximum possible gross residential density for low rise apartment structures in this district is fifty-eight (58) dwelling units per acre.
- 2. Residential Conversion Units.
 - A. Unit Area. The average square footage per dwelling unit shall not be less than seven hundred fifty (750) square feet.
- 3. Commercial, Service, Office and Combined Apartment Uses.
 - A. Lot Area and Width. A minimum lot area and width shall not be required for commercial, service, office and combined apartment uses providing that adequate space shall be provided for off-street parking and loading.
 - B. Lot Coverage. There shall be no lot coverage regulations for this district.
 - C. Yards. There shall be no front or rear yard setback requirements; however, the following side yard requirements will be observed: a side yard depth of ten (10) feet, provided in writing by the adjoining property owners, no side yard shall be required where two (2) or more commercial uses adjoin side to side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, an unobstructed passage of at least twenty (20) feet in width shall be provided at grade level at intervals not more than four hundred (400) feet apart.

(Ord. 12/8/1970, 12/8/1970, §805)

§806. HEIGHT REGULATIONS.

The maximum building height for commercial, service, office and low rise apartments shall be six (6) stories or seventy-two (72) feet maximum.

ZONING

(Ord. 12/8/1970, 12/8/1970, §806)

§807. OFF-STREET PARKING REGULATIONS.

Off-street parking shall be provided in accordance with the provisions of Part 11.

(Ord. 12/8/1970, 12/8/1970, §807)

§808. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §808)

Chapter 27

PART 9

**C-2 Planned
Commercial District**

PART 9

C-2 PLANNED COMMERCIAL DISTRICT

§901. PURPOSE.

The purpose of the C-2 Planned Commercial District is to provide and require a unified and organized arrangement of buildings, service and parking areas together with adequate circulation and open space, all planned and designed as an integrated unit in a manner so as to provide and constitute an efficient, safe, convenient and attractive shopping area.

(Ord. 12/8/1970, 12/8/1970, §901)

§902. REVIEW PROCEDURES.

1. In order to assure the satisfactory development of the Planned Commercial District, it shall be required that development plans be submitted to the Township under the procedures established in this Chapter for a conditional use.
2. A development plan shall be prepared and submitted to the Township showing the overall development scheme including proposed site layout, existing zoning, parking facilities, all adjacent highways, streets and alleys with traffic flow patterns and a list of the kind of establishments to be located on the site and their floor areas. Also, preliminary architectural sketches, elevations, engineering plans showing proposed methods of water run-off control, type of sewage treatment and source of water supply.

(Ord. 12/8/1970, 12/8/1970, §902)

§903. SPECIAL EXCEPTION USES.

Appropriate public uses and essential services.

(Ord. 12/8/1970, 12/8/1970, §903)

§904. CONDITIONAL USES.

1. General merchandise and retail stores and shops including variety stores, sporting goods and drug stores.
2. Apparel and accessories stores including shoe stores, furriers and custom tailors.
3. Furniture, home furnishings and equipment including household appliance stores, hardware, paint and glass stores.

ZONING

4. Food and beverage stores including supermarkets, bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises and State liquor stores.
5. Eating establishments including restaurants, lunch counters and delicatessens.
6. Gift shops including camera, book, stationery and music shops, cosmetics, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage shops.
7. Offices for the conduct of medical and other professions, real estate and insurance offices and banks, including branch banks.
8. Business machine shops, sales and service.
9. Personal service shops including dry cleaning, barber, beautician, photographer, shoe repair and laundromat.
10. Indoor theaters and commercial recreation uses such as bowling alleys, indoor pools and skating rinks.
11. Vehicle service stations, repair garages, sales, washing and storage areas.
12. Other retail establishments primarily dependent upon providing drive-in or in-car services.
13. Accessory buildings and uses customarily incidental to the above uses.
14. Motels and hotels.

(Ord. 12/8/1970, 12/8/1970, §904)

§905. AREA AND LOT WIDTH REGULATIONS.

No minimum lot size or lot width shall be required for the permitted uses.

(Ord. 12/8/1970, 12/8/1970, §905)

§906. COVERAGE REGULATIONS.

1. Lot Coverage. All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the lot.
2. Landscape Area. The minimum landscape area shall not be less than ten (10) percent of the total lot area.

(Ord. 12/8/1970, 12/8/1970, §906)

§907. YARD REGULATIONS.

1. Front Yard. The following front yard setbacks and road classifications shall conform to the Transportation Plan of the adopted Comprehensive Plan for the Township.
 - A. Controlled Access. One hundred (100)-foot minimum.
 - B. Major Arterial. Eight (80)-foot minimum.
 - C. Minor Arterial. Eighty (80)-foot minimum.
 - D. Major Collector. Sixty (60)-foot minimum.
 - E. Local. Fifty (50)-foot minimum.
2. Side Yards. A side yard depth of thirty (30) feet per side; provided, that when a mutual agreement is provided in writing by the adjoining property owners, no side yard shall be required where two (2) or more commercial uses adjoin side to side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, an unobstructed passage of at least twenty (20) feet in width shall be provided at grade level at intervals not more than four hundred (400) feet apart.
3. Rear Yard. Minimum of fifty (50) feet in depth.

(Ord. 12/8/1970, 12/8/1970, §907)

§908. HEIGHT REGULATIONS.

The maximum building height for commercial uses shall be three (3) stories or thirty-six (36) feet maximum.

(Ord. 12/8/1970, 12/8/1970, §908)

§909. OFF-STREET PARKING REGULATIONS.

Off-street parking shall be provided in accordance with the provisions of Part 11.

(Ord. 12/8/1970, 12/8/1970, §909)

§910. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §901)

Chapter 27

PART 10

**L-1 Industrial-Research\
& Development
&
Light Industrial District**

PART 10

**I-1 INDUSTRIAL-RESEARCH AND DEVELOPMENT
AND LIGHT INDUSTRY DISTRICT**

§1001. PURPOSE.

The purpose of the I-1 Research and Development and Light Industrial District is to provide sufficient space in appropriate locations to meet the anticipated future needs for limited industrial activity with due allowance for the needs for a choice of sites. It is further intended that limited industrial operations will be compatible with surrounding residential or farm areas.

(Ord. 12/8/1970, 12/8/1970, §1001)

§1002. REVIEW PROCEDURES.

1. In order to assure the satisfactory development of the Research and Development and Light Industrial District, it shall be required that development plans be submitted to the Township under the procedures established in this Chapter for a conditional use.
2. A development plan shall be prepared and submitted to the Township showing the overall development scheme including proposed site layout, existing zoning, parking facilities, all adjacent highways, streets and alleys with traffic flow patterns and a list of the kinds of establishments to be located on the site and their floor areas. Also, preliminary architectural sketches, elevations, engineering plans showing proposed methods of water run-off control, type of sewage treatment and source of water supply.

(Ord. 12/8/1970, 12/8/1970, §1002)

§1003. SPECIAL EXCEPTION USES.

Appropriate public uses and essential services.

(Ord. 12/8/1970, 12/8/1970, §1003)

§1004. CONDITIONAL USES.

A lot or parcel may be used and a building or structure may be erected for any of the following purposes: research, engineering or testing laboratories; administrative activities and offices; assembly from components including the assembly of radios, television and similar electronic products; fabrication of models or test equipment used in research; pharmaceutical research and production; plastics assembly, optical instrument systems development; radio or television transmitter including such as an accessory use if it is of any

ZONING

type requiring licensing by the Federal Communications Commission; textiles and clothing manufacture; completely enclosed (interior) storage of raw materials products or waste materials of the above uses; warehouses, distribution centers and truck and bus terminals; and accessory buildings and uses customarily incidental to the above uses such as a restaurant, cafeteria or recreational facility.

(Ord. 12/8/1970, 12/8/1970, §1004)

§1005. PERFORMANCE STANDARDS.

The research and development and light industrial activities shall be such that they emit no obnoxious, toxic or corrosive dust, dirt, fly ash, fumes, vapors or gases which can cause any damage to human health, to animals or vegetation or to other forms of property or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight; emit any odor perceptible at the lot boundaries; produce no heat or glare perceptible at or beyond the lot boundaries; produce no physical vibrations perceptible at or beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals or vegetation (electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from plant operations into local surface or subsurface drainage courses.

(Ord. 12/8/1970, 12/8/1970, §1005)

§1006. AREA AND LOT WIDTH REGULATIONS.

No minimum lot size or lot width shall be required for the permitted uses.

(Ord. 12/8/1970, 12/8/1970, §1006)

§1007. COVERAGE REGULATIONS.

1. Lot Coverage. All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the lot.
2. Landscape Area. The minimum landscape area shall not be less than thirty (30) percent of the total lot area.

(Ord. 12/8/1970, 12/8/1970, §1007)

§1008. YARD REGULATIONS.

1. Front Yard. The following front yard setbacks and road classifications shall conform to the Transportation Plan of the adopted Comprehensive Plan for the Township:

- A. Major Arterial. Sixty (60)-foot minimum.
 - B. Minor Arterial. Sixty (60)-foot minimum.
 - C. Major Collector. Fifty (50)-foot minimum.
 - D. Local. Fifty (50)-foot minimum.
- 2. Side Yards. Minimum of fifty (50) feet each side.
 - 3. Rear Yard. Minimum of fifty (50) feet in depth.

(Ord. 12/8/1970, 12/8/1970, §1008)

§1009. HEIGHT REGULATIONS.

The maximum building height shall be three (3) stories or thirty-six (36) feet maximum.

(Ord. 12/8/1970, 12/8/1970, §1009)

§1010. OFF-STREET PARKING REGULATIONS.

Off-street parking shall be provided in accordance with the provisions of Part 11.

(Ord. 12/8/1970, 12/8/1970, §1010)

§1011. SIGN REGULATIONS.

See Part 12.

(Ord. 12/8/1970, 12/8/1970, §1011)