

**Article VIII — Regulations for L-1 Light Industrial-  
Office Research District**

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## **Article VIII — Regulations for L-1 Light Industrial-Office Research District**

### **§ 21-801 Purpose.**

The purpose of this district is to provide for desirable locations for modern industrial uses that are harmonious with surrounding uses. Performance and development standards will ensure industrial areas that are desirable and that do not constitute a hazard or nuisance to the Borough. These conditions are conducive to carrying out the broad purposes of this Chapter.

[Ord. 415 10-29-2003]

### **§ 21-802 In General.**

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other, subject to the applicable provisions of Article IX (relating to General Regulations). All uses permitted in this district shall provide a fifty (50) foot buffer yard between them and all other proposed or existing residential, church, or related uses which are not light industrial, office, research, or commercial. Furthermore, all uses locating in the district shall have a fifty (50) foot buffer yard in accordance with the provisions of Article XV (relating to Buffer Strips) when said use's lot abuts a lot with residential dwelling(s).

[Ord. 415 10-29-2003]

### **§ 21-803 Uses Permitted By Right.**

The following uses and their accessory uses are permitted by right pursuant to the performance standards contained in this Chapter, and subject to site plan review and report by the Planning Commission:

- (a) Agricultural uses and tilling of the soil, but specifically excluding the raising of livestock.
- (b) Greenhouses, including facilities for retail sales of items produced on the premises.
- (c) Forestry, fish hatcheries, wildlife preserves, and gamelands.
- (d) Cultural facilities, including art galleries, auditoriums, libraries, or museums open to the public or connected with a permitted educational use.
- (e) Community center, adult education center, or similar facility operated by an educational, philanthropic, or religious institution.
- (f) Private commercial educational institution, including schools for dance, music, art, drama, and other similar activities.

(g) Repair services such as shops for appliances, watches, guns, bicycles, locks, etc., but not automobile repair services.

(h) Administrative, management, or professional offices, including but not limited to, offices of realtors, physicians, lawyers, clergymen, teachers, dentists, architects, engineers, insurance agents, opticians, and medical and related professionals (including incidental laboratories and out-patient clinics), and the incidental retail sale of products directly related to any professional services provided.

(i) Non-Intrusive Home Office or Business associated with a residential use which is permitted by variance or as a lawful nonconforming use, provided that the person(s) conducting the office or business use registers the use with the Zoning Officer so that the Borough is aware that a non-residential activity is being conducted on the property.

(j) Intrusive Home Office or Business associated with a residential use which is permitted by variance or as a lawful nonconforming use, provided that the office or business use is the type of use permitted by right under this Section 21-803, and that the person(s) conducting the office or business use registers the use with the Zoning Officer so that the Borough is aware that a non-residential activity is being conducted on the property.

(k) Kennels, *provided* that no animals are kept outside of a completely enclosed building at any time between the hours of 9:00 P.M. and 6:00 A.M., and the kennel operates in accordance with all applicable state regulations.

[Ords. 415 10-29-2003, 474 08-13-2008]

## § 21-804 Conditional Uses.

The following conditional uses and their accessory uses may be permitted following a site plan review and recommendation by the Planning Commission in accordance with the provisions of Article XIII (relating to Conditional Uses and Special Exceptions), any other applicable provisions of this Chapter, and approval by Council:

(a) Research laboratory or similar experimental testing or scientific establishment.

(b) [RESERVED]

(c) Publishing, printing, lithographing, bookbinding, or similar establishment.

(d) Warehouse, wholesale, storage, or distribution use, but excluding truck terminals.

(e) Manufacture, assembly, or treatment of articles or merchandise from the following previously prepared materials: plastics, bone, canvas, cellophane, cork, feathers, fiber, glass, horn, leather, and fur (excluding tanning, curing, and dyeing), precious or semiprecious metals or stones, shell, textiles, and tobacco.

(f) Manufacture of: ceramic products (using only previously pulverized clay); novelty or small products from previously prepared paper or cardboard (not including bulk processing); jewelry, clocks, and watches; medical, drafting, optical, and other professional and scientific instruments and equipment; musical instruments; small rubber products and synthetic treated fabrics (excluding all rubber and synthetic processing); textiles (including spinning and weaving,

but not including wool scouring and pulling, or jute or burlap processing or reconditioning); toys; or wood products (excluding planing mills and bulk processing of wood and lumber).

(g) Processing, packaging, and treatment or compounding of such products as cosmetics and toiletries, drugs, perfumes, and pharmaceuticals.

(h) Manufacture and assembly of electrical or electronic devices; home, commercial and industrial appliances and instruments; or electrical supplies, including such equipment and supplies as lighting fixtures, fans, home radio and television receivers, electric switches, lamps, washing machines, refrigerators, and air conditioners.

(i) Processing and combining of food products (except meat and fish), including baking, canning, cooking, freezing, and mixing, but not including manufacture of basic products from the raw state or such processes as drying, smoking, preserving or curing meats, or manufacturing sauerkraut, vinegar or yeast, fish, milling flour, roasting coffee, or spices.

(j) Light metal processes such as: metal machining, finishing, grinding, and polishing; metal stamping and extrusion of small products (such as costume jewelry and kitchen utensils); and the manufacture of light metal products, tools, and hardware (such as hand tools, bolts, and nuts).

(k) Bottling, packing, or packaging establishment.

(l) Central heating plant.

(m) Commercial laundry not for use by the public on the premises.

(n) Manufacture of paper or cardboard boxes, envelopes, containers, and novelties from previously prepared paper or cardboard.

(o) Trade school.

(p) Utility easements and accepted easements for local need and serving the Borough.

(q) Planned industrial, office, or research park.

(r) Public facilities owned or operated by the Borough or other government.

(s) Private, nonprofit recreational or educational facility, such as company-sponsored recreational and technical training institutes.

(t) Motor vehicle repair shop.

(u) Utility substations.

(v) Gasoline service station.

(w) Hotel, motel, or motor inn.

(x) Restaurant or cafeteria.

(y) Bank or similar financial institution.

(z) Cemetery.

- (aa) Planned neighborhood convenience center.
- (bb) Bed and breakfast facilities.
- (cc) Adult bookstores, adult motion picture theaters, cabarets, and massage parlors.
- (dd) Neighborhood convenience stores.
- (ee) Public storage facilities.
- (ff) Commercial Communications Antenna.
- (gg) Commercial Communications Tower.

(hh) Intrusive Home Office or Business associated with a residential use which is permitted by variance or as a lawful nonconforming use, provided that the office or business use is the type of use permitted as a conditional use under this Section 21-804.

[Ord. 415 10-29-2003]

## § 21-805 Special Exceptions.

The following uses and their accessory uses may be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of Articles XIII (relating to Conditional Uses and Special Exceptions) and XVIII (relating to Zoning Hearing Board):

(a) Any use of the same general character as those uses permitted by right or condition. Evidence shall be submitted documenting the degree to which the proposed use will emit smoke, dust, odor, or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, chemical pollutants of sewer lines, increased stormwater runoff, and the additional traffic generated by the proposed facility. Such evidence may include the proposed use of proven special structures or technological innovations.

(b) Intrusive Home Office or Business associated with a residential use which is permitted by variance or as a lawful nonconforming use, provided that the office or business use is the type of use permitted as a special exception use under this Section 21-805.

[Ord. 415 10-29-2003]

## § 21-806 Accessory Uses.

Accessory uses on the same lot as, and customarily incidental to, the permitted uses are permitted by right. The term “accessory use” shall not include a business, but may include the following uses, which shall comply with all applicable provisions stated for them:

- (a) Off-street parking and loading areas.
- (b) Signs.
- (c) Temporary structures or uses.

(d) Screened outdoor storage use areas for equipment sales, supplies, and materials.

(e) The storage of crude oil or any of its volatile products or other highly inflammable liquids as an accessory use in underground tanks, *provided that* no individual tank shall have a capacity greater than ten thousand (10,000) gallons.

(f) Fences, not to exceed six (6) feet in height, may be placed along the side and rear property line no closer than one (1) foot from the property line, unless the owner(s) of the adjoining property file a notarized consent with the Borough to permit the fence to be placed on the property line or less than one (1) foot from the property line. No fences shall be placed in the front yard area between the building setback line and the front lot line.

[Ords. 415 10-29-2003, 481 05-13-2009]

### § 21-807 Prohibited Uses.

The following uses or any uses substantially similar shall not be permitted:

- (a) Acetylene gas manufacture and/or storage
- (b) Ammunition manufacture and/or storage
- (c) Arsenal
- (d) Asphalt manufacture or refining
- (e) Blast furnace or reverberatory or foundry
- (f) Block and brick manufacturing
- (g) Bond distillation
- (h) Carousels, roller coaster, Ferris wheels and similar amusements features, except in connection with a carnival or circus having a special permit issued by the appropriate municipal authority
- (i) Celluloid manufacture
- (j) Cement, including cement mixing plant, lime, gypsum, or plaster of paris manufacture
- (k) Coal distillation and coke ovens
- (l) Creosote treatment or manufacture
- (m) Dead animal and offal reduction
- (n) Distillation of bones, coal, petroleum, refuse, grain or wood (except in the manufacture of tar)
- (o) Explosives, fireworks, and gunpowder manufacture or storage
- (p) Fat rendering and forge plant

- (q) Heavy manufacturing or assembly
- (r) Incineration, reduction, storage, or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals, or offal
- (s) Leather processing
- (t) Manufacturing of poisonous gases, except as may be necessary and incidental to a permitted industrial use
- (u) Oilcloth or linoleum manufacture
- (v) Ore reduction and potash works
- (w) Paint or varnish manufacture, stone quarry, mill or crusher
- (x) Paper or pulp manufacturing
- (y) Power forge (riveting, hammering, punching, chipping, drawing, rolling, or tumbling of iron, steel, brass, or copper, except as a necessary incident or manufacture of which those processes form a minor part and which are carried on without objectionable noise outside the plant and permitted as a special exception)
- (z) Reduction of fish and animal products and vegetable oils
- (aa) Roasting of coffee, spices, and soybeans
- (bb) Rolling mill, steel furnace, blooming or rolling mill, stockyards
- (cc) Storage, baling or treatment of junk, rags, bottles, or scrap paper, except entirely within a building
- (dd) Storage or processing of scrap metal, automobile graveyards
- (ee) Tar distillation or manufacture

[Ord. 415 10-29-2003]

## § 21-808 Area and Height Regulations.

The following dimensional requirements in this section apply to each use permitted in the L-1 District by right, by condition, or by special exception, subject to further applicable provisions of this Article, Article IX (relating to General Regulations), and Article XIII (relating to Conditional Uses and Special Exceptions). The most restrictive dimensional requirements for each use shall apply. All uses in the L-1 District shall hook up with the existing public centralized water and sewerage systems.

Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage (%)	Maximum Building Height* (feet)
Any use described in § 21-803(d), (f), (g), or (h)	10,000 ft <sup>2</sup>	100	40	50
All other uses	1 acre	100	40	50

\* The prescribed height limit may be exceeded, *provided that* yard setbacks are increased one (1) foot for each foot of additional height, but not to exceed seventy-five (75) feet.

[Ords. 415 10-29-2003, 465 12-26-2007]

**§ 21-809 Minimum Yard requirements.**

The following are the minimum yard requirements for principal uses in the L-1 District.

Principal Use	Front Yard (feet)	Side Yard* (feet)		Rear Yard* (feet)
		One	Both	
Any use described in § 21-803(d), (f), (g), or (h)	20	10	20	25
All other uses	40	40	85	40

\* No side yard or rear yard shall be required when the lot abuts a railroad.

[Ords. 415 10-29-2003, 465 12-26-2007]