

Chapter 200. Zoning

Article X. LI Limited Industrial District

§ 200-43. Purpose.

The Limited Industrial District is designed to permit and encourage industrial uses which will constitute a harmonious part of the physical development of the Township. To promote this intent, the following specific purposes have been established:

- A. Provide for limited industrial uses reasonably compatible with the rural character and location of the Township and which would not place a significant demand on existing services and facilities.
- B. Encourage the location and construction of high quality industrial facilities which would offer additional employment opportunity and an increased tax base to the community.
- C. Establish reasonable standards governing industrial development to ensure its compatibility with adjacent nonindustrial activities.
- D. Locate industrial uses on lands in close proximity to arterial roads to provide efficient and safe access by industrial-related traffic.

§ 200-44. Use regulations.

A. Uses permitted by right:

- (1) Laboratory for scientific research or testing.
- (2) Professional and administrative offices, provided no retail sale of goods on the premises.
- (3) Warehousing and indoor storage facility.
- (4) Light manufacturing involving the assembly of previously prepared components.
- (5) Computer center, provided no retail sale or service occurs on the premises.
- (6) Wholesale distribution.
- (7) Farm cooperative facility.
- (8) Public utility facility.
- (9) Emergency service facility, including firehouses.
- (10) Printing and publishing facility.
- (11) Planned office park or industrial park in accordance with the provisions under § 200-46.
- (12) Customary accessory industrial uses and structures.
- (13) Any limited industrial use having similar characteristics to those listed above.

- (14) Forestry, except that timber harvesting shall be subject to the provisions of § **200-100B(2)**.
[Added 11-21-2002 by Ord. No. 02-05]

B. Uses permitted by special exception when authorized by the Zoning Hearing Board:

- (1) Public transit terminal.
- (2) Radio or television transmitter or tower.
- (3) Recycling collection center, where no processing occurs.
- (4) Lumber yard.
- (5) Mechanical repair garage.
- (6) Automotive body shop.
- (7) Retail storage facility, including self-storage facilities.
- (8) Mushroom production in accordance with §§ **200-15, 200-87 and 200-89**.
[Amended 12-21-2000 by Ord. No. 00-04]

C. Uses permitted by conditional use when authorized by the Board of Supervisors in accordance with Article XXI, Conditional Use Process:
[Added 5-5-1994 by Ord. No. 94-04]

- (1) Golf course, country clubs and driving ranges.
- (2) Miniature golf course.
- (3) Chip and putt course.
- (4) Country properties in accordance with § **200-15**.
[Added 10-4-2001 by Ord. No. 01-02]
- (5) Adult-oriented use, where located not less than 1,000 feet from any similar use and not less than 750 feet from any residence, church or public or private school or day-care facility.
[Added 10-4-2001 by Ord. No. 01-02]
- (6) Indoor and/or outdoor commercial recreation facilities, including bowling, tennis, swimming, go-cart track, rock climbing and similar operations.
[Added 4-1-2004 by Ord. No. 04-01]
- (7) Any combination of the uses permitted by § **200-44C(1), (2), (3) and (6)**.
[Added 4-1-2004 by Ord. No. 04-01]
- (8) Accessory uses customarily incidental to any of the foregoing uses, including snack bars.
[Added 4-1-2004 by Ord. No. 04-01]
- (9) Planned commercial/institutional development.
[Added 10-19-2017 by Ord. No. 2017-06]

