

- l. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. *[Added by Ord. 051198, 5/11/98, ' 12.]*
- m. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI.

[added by Ord. 091211, '6.B.,9/12/11]

C. Lot, Yard and Height Requirements

1. Lot Requirements:

- a. Minimum Lot Area B None
- b. Minimum Lot Width B None
- c. Maximum Lot Coverage B fifty percent (50%)

2. Yard Requirements:

- a. Front Yard B twenty-five (25) feet
- b. Side Yard B ten (10) feet required except when adjacent to forest recreation or any residential district in which case a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard B ten (10) feet required except when adjacent to forest recreation or any residential district in which case twenty-five (25) feet is required.

3. Building Height

- a. Principal Building B thirty-five (35) feet
- b. Accessory Building B fifteen (15) feet
- c. Farm Structures B None

SECTION 307. LIMITED INDUSTRIAL (LI)

A. Intended Purpose

The purpose of the LI Limited Industrial District is to provide for limited, as opposed to heavy, industrial uses, to de-emphasize commercial activities, to prohibit additional residential uses, and to allow the continued practice or non-intensive agricultural activities.

The LI District is designed to accommodate manufacturing, fabricating, processing, development and warehousing activities in a carefully planned and restricted area

serviced by public water and sewage facilities and which will retain a certain degree of aesthetic quality without detrimental effects to the environment and with adequate and suitable landscaping to blend with the rural characteristics of the Township. This section also encourages excellence in site planning and building design, stringent traffic control and attractive landscaping and screening.

B. Uses Permitted by Right

The following principal uses are permitted by right in LI District if the lot yard and height regulations and all other applicable requirements of this Ordinance are satisfied:

1. Farms and agriculture, but specifically excluding intensive agricultural production facilities.
2. Wholesale businesses, warehouses, and similar non-processing storage and distribution uses, but specifically excluding trucking terminals and bulk storage of chemicals, fertilizer, petroleum products and other flammable, explosive or noxious materials.
3. Offices for administrative, executive, professional, sales and other similar uses B but only as an accessory use incidental to and/or an integral part of a permitted principal or special exception use.
4. Laboratories for scientific, agricultural or industrial research and development, but excluding all projects with the potential of creating an environmental or genetic hazard.
5. Uses of a limited industrial nature. Specifically excluded are auto plants, ferrous materials processing, precast and block plants, vehicle storage, depots, sawmills, and lumber yards, and similar or related heavy industrial uses.
6. Public utilities and communication uses, such as electric substations, storage of materials and trucks, repair facilities, accessory offices, pump stations, and generating plants.
7. Day care/training facilities B but only when accessory to a permitted or special exception principal use.
8. Retail sales of products or equipment produced on site as an accessory use to the permitted or special exception principal use, but not to exceed ten (10) percent of the total gross floor area of the principal building.
9. Assembly of electronic equipment including computer hardware.
10. Development of computer software packages and related marketing and training facilities.
11. Industrial Park.

12. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. [Added by Ord. 051198, 5/11/98, ' 13.]
13. Display and sale of farm products, provided that:
 - a. At least half of all products sold (measured by dollar of gross sales) must be raw food or other farm products. At least a third of all products sold (measured by dollar of gross sales) must be produced in the other districts of the Township providing for farming operations.
 - b. Any structure which is used for the display or sale of farm products shall be at least fifty (50) feet from any property line and legal right-of-way line of any street.
 - c. Off-street parking must be provided for all employees and customers.
[Ord. 101298-A, 10/12/98, '3.]
14. Facilities for the commercial processing of agricultural products. [Ord. 101298-A, 10/12/98, '3.]
15. Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed, or supplies. [Ord. 101298-A, 10/12/98, '3.]
16. Commercial grain or feed mills. [Ord. 101298-A, 10/12/98, '3.]
17. Veterinary offices or animal hospitals. [Ord. 101298-A, 10/12/98, '3.]
18. Kennels. [Ord. 101298-A, 10/12/98, '3.]
19. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. [Added by Ord. 060903, '8, 6/9/03.]
20. Municipal Parks [added by Ord. No. 040907, 4/9/07, '3]
21. Municipal Buildings [added by Ord. No. 040907, 4/9/07, '3]
22. Customary accessory uses and structures incidental to the above permitted uses. [Ord. 101298-A, 10/12/98, '4.]
23. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
24. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
25. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 550 Accessory wind energy systems.
26. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549.

[added by Ord. 091211; '7.A.; 9/12/11]

C. Uses permitted by Special Exception

1. Photographic finishing/developing plants
2. Operations and storage terminals for general contractors or regional building trade contractors, but excluding outside storage unless located in a three-sided building where items stored are not visible from the street.
3. Outdoor advertising signs, only to be located on secondary or tertiary roads.
4. Business residences, but only in currently existing residential structures.
5. Training facilities incidental to a permitted or special exception principal use.
6. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. [Added by Ord. 051198, 5/11/98, ' 14.]
7. Commercial stock yards and/or feed lots.[Ord. 101298-A, 10/12/98, '4.]
8. Rendering plants. [Ord. 101298-A, 10/12/98, '4.]
9. The assembly, repair, or manufacture of predominantly farm related machinery or equipment. [Ord. 101298-A, 10/12/98, '4.]
10. Bed and Breakfast Inns [Added by Ord.01-3-25-85, 3/25/85, ' II.]
11. Fire Houses [added by Ord. No. 040907, 4/9/07, '3]
12. Concentrated Animal Feeding Operations. [added by Ord. No. 061107, 6/11/07, '3]
13. Concentrated Animal Operations. [added by Ord. No. 061107, 6/11/07, '3]
14. Manure Management Facilities. [added by Ord. No. 061107, 6/11/07, '3]
15. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures. [Ord. 101298-A, 10/12/98, '4.]

[Former '307.C.8 added per Ord. 101298-A, 10/12/98, '4, was later deleted per Ord. No. 061107, 6/11/07, '2]

16. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI. [added by Ord. 091211; '7.B.; 9/12/11]

D. Conditional Uses

1. Principal Manure Digester subject to the provisions of Article V, Section 547 and Article XII.
2. Principal Wind Energy System subject to the provisions of Article V, Section 550 and Article VI.

[added by Ord. 091211; '7.C.; 9/12/11]

E. Lot, Yard and Height Requirements

1. Lot Requirements:

- a. Minimum Lot Area B None
- b. Minimum Lot Width B None
- c. Maximum Lot Coverage B sixty (60%) percent

2. Yard Requirements:

- a. Minimum Front Yard Depth B fifty (50) feet.
- b. Minimum Side Yard Width B thirty (30) feet required except when adjacent to any agricultural district or lot in residential use, in which case fifty (50) feet is required. [Amended by Ord. 04-13-92A, 4/13/92, '2.]
- c. Minimum Rear Yard Depth B thirty (30) feet required except when adjacent to any agricultural district or lot in residential use, in which case fifty (50) feet is required. [Amended by Ord. 04-13-92A, 4/13/92, '3.]

3. Height Requirements:

- a. Thirty-five (35) feet for any structure in which people are housed.
- b. All other structures B no restriction.

4. Design Requirements:

All proposed used in the Limited Industrial District shall be subject to the requirements relating to Accessory Buildings and Structures (Section 510), signs (Section 504), Off-Street Parking and Loading (Section 505), Storage of Explosives (Section 506), Storage-Industrial (Section 517), and any other applicable requirements of this Ordinance. In addition, all relevant design requirements of the Clay Township Subdivision and Land Development Ordinance shall apply.

5. Multiple uses of a building are permitted only where all such uses are permitted by right or Special Exception in the LI District and where all lot, yard, and height requirements for each such use are met.

[Ord. 071095A, 7/10/95, 'IV.]