Chapter 145. Zoning

Article XIV. LI Limited Industrial District

[Added 3-9-1982 by Ord. No. 107; amended 3-11-1985 by Ord. No. 119; 7-12-1993 by Ord. No. 195; 10-12-1993 by Ord. No. 199; 8-9-1994 by Ord. No. 209; 3-11-1996 by Ord. No. 231; 3-11-1996 by Ord. No. 232; 4-9-2001 by Ord. No. 301; 11-20-2006 by Ord. No. 341; 6-17-2008 by Ord. No. 347; 4-12-2010 by Ord. No. 367; 11-19-2018 by Ord. No. 400; 1-20-2020 by Ord. No. 409; 5-20-2024 by Ord. No. 426]

[1] *Editor's Note: Provisions of this article were originally adopted as Art. **XXVI** of the Zoning Ordinance but were redesignated as Article **XIV** upon codification at the request of the Township Board of Supervisors.*

§ 145-74. Legislative intent.

It is the intent of this article to reflect and implement the declaration of legislative intent stated in § **145-2** of this chapter and to further the goals and objectives of the Indian Valley Regional Comprehensive Plan, along with the intent to adjust the distribution of industrial-type uses to reflect the developing roadway network in the Township.

§ 145-75. Applicability.

In an Industrial District the following regulations shall apply.

§ 145-76. By-right use regulations.

A building or buildings may be erected, altered and used, and a lot may be used and occupied, for any of the following purposes and no other.

A. Administrative offices.

B. Manufacturing.

C. Contractor's office and storage.

D. Warehouse limited to 150,000 square feet in size.

E. Self-storage facility limited to 35,000 square feet of rentable space.

F. Printing, publishing, lithography.

G. Accessory uses on the same lot and customarily incidental to any of the above uses, which may include:

   (1) Indoor storage in conjunction with a permitted use.

   (2) Repair or maintenance shop serving only the permitted use on the property.

   (3) Food service facility serving only the permitted use on the property.

   (4) Day-care serving only the permitted use on the property.

§ 145-76.1. Uses permitted by special exception.

The following shall be allowed or denied by the Franconia Township Zoning Hearing Board as a special exception pursuant to the standards set forth in this district in addition to the standards required in § **145-157**.

A. Cellular telephone tower.

§ 145-77. Prohibited uses.

The following uses shall not be permitted in the LI Limited Industrial District.

Acetylene gas manufacture
Acid manufacture
Ammonia bleaching powder or chlorine manufacture
Arsenal
Asphalt manufacture or refining
Auto dismantling or junk establishments
Brewery
Candle manufacture
Celluloid manufacture
Coke ovens
Creosote treatment or manufacture
Dead animal and offal reduction
Disinfectants manufacture
Distillation of bones, coal or wood
Distribution center
Dyestuff manufacture
Emery cloth and sandpaper manufacture
Extermination and insect poison, fungicide and herbicide manufacture
Fat rendering
Fertilizer manufacture
Fireworks or explosive manufacture or storage
Fish smoking and curing
Forging
Glue, size or gelatin manufacture
Heat-treating, hardening, annealing of metals, anodizing, chromium and other types of metal plating, except when an accessory use necessary to a permitted industrial use
Lampblack manufacture
Last mile stations
Manufacture or storage of illuminating gas
Match manufacture
Oil cloth or linoleum manufacture
Oiled or rubber goods manufacture
Ore reduction or the recycling of concrete or asphalt materials by crushing or other means
Paint, oil, shellac, turpentine or varnish manufacture
Petroleum refining or storage, except when an accessory use to a permitted industrial use
Potash works
Printing ink manufacturing
Pyroxylon manufacture
Quarrying
Ready-mixed concrete or cement works
Recycling facility of any kind
Refining or rendering of fats, bones or oils

Roasting coffee, spices or soy beans
Rolling mill
Rubber caoutchouc or gutta-percha manufacture or treatment
Salt works
Sauerkraut manufacture
Shoe blackening manufacture
Smelters and metal casting
Soap manufacture
Soda and compound manufacture
Solvent manufacture or processing
Stockyards
Stove polish manufacture
Sulfuric, nitric or hydrochloric acid manufacture
Tallow, grease or lard manufacture or refining
Tanning, curing or storage of leather, rawhides or skins
Tar distillation or manufacture
Tar roofing or waterproofing manufacture
Trash transfer or compactor facilities
Vinegar manufacturing
Wool pulling or scouring
Yeast plant
Any use of the same general character as those listed above

§ 145-78. Dimensional regulations for by-right uses.

A. Lot area. A lot area of not less than three acres shall be provided for every use or principle building erected thereon.

B. Lot width. A lot width of not less than 200 feet shall be provided at the building setback line for every use or principle building erected thereon.

C. Front yard. There shall be a front yard on every lot within the LI Limited Industrial District which shall be not less than 50 feet in depth. Front yards adjacent to any residential district shall be 150 feet in depth.

D. Side yards. There shall be two side yards on every lot within the LI Limited Industrial District which shall not be less than 25 feet in width. Side yards adjacent to any residential district shall be 150 feet in depth.

E. Rear yards. There shall be a rear yard on every lot within the LI Limited Industrial District which shall be not less than 25 feet in depth. Rear yards adjacent to any residential district shall be 150 feet in depth.

F. Corner lots. There shall be a front yard on every street frontage.

G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.

H. Building coverage. The maximum building coverage on a lot shall be 40%.

I. Impervious coverage. The maximum impervious coverage on a lot shall by 50%.

J. Height restriction. The maximum height for a building erected or enlarged on a lot in the LI Limited Industrial District shall be 50 feet.

§ 145-78.1. Additional regulations for by-right uses.

[Amended 5-19-2025 by Ord. No. 430]

A. Public water and public sewerage shall be required if available or when it becomes available.

B. Parking shall be in accordance with Article **XIX**. No parking shall be permitted in any required yard, including driveways except for access across the front yard. A maximum of 10 spaces shall be permitted between the building and the street.

C. Signs shall be in accordance with Article **XX**.

D. General provisions of Article **IV** shall apply.

E. Floodplain regulations of Article XVIII[1] shall apply.

[1] *Editor's Note: Former Art. XVIII, FP Floodplain Conservation District, as amended, was repealed 11-19-2018 by Ord. No. 400. For current provisions, see Ch. **78**, Floodplain Management.*

F. Natural resource regulations in accordance with Article **XXVI** shall apply.

G. Landscape regulations in accordance with the Land Development Subdivision Ordinance[2] shall apply.

[2] *Editor's Note: See Ch. **122**, Subdivision and Land Development.*

H. Detention basin regulations in accordance with the Land Development Subdivision Ordinance shall apply.

I. All applications for use of land in the LI Limited Industrial District that meet the definition of land development in accordance with the Municipalities Planning Code, as amended, shall be subject to the land development review and approval process before the Board of Supervisors. Additional information beyond the requirements of the Land Development and Subdivision Ordinance may be required. Such additional information may include, but shall not be limited to:

(1) Description of the operations.

(2) Description of the building and structures.

(3) Traffic report.

(4) Hazardous materials analysis.

(5) Outdoor storage in the rear yard only.

§ 145-78.2. Conditional uses.

A building may be erected, altered or used and a lot or premises may be occupied for any one of the following purposes and no other when authorized as a conditional use, in accordance with the regulations hereunder.

A. Research laboratory.

B. Corporate headquarters.

§ 145-78.3. Dimensional regulations for conditional uses.

A. Lot area. A lot area of not less than 25 acres shall be provided for every use or principle building erected thereon.

B. Lot width. A lot width of not less than 400 feet shall be provided at the building setback line for every use or principle building erected thereon.

C. Front yard. There shall be a front yard on every lot within the Industrial District which shall not be less than 200 feet in depth. Front yards adjacent to all residential districts shall be 250 feet in depth.

D. Side yards. There shall be two side yards on every lot within the Industrial District which shall not be less than 50 feet in width. Side yards adjacent to all residential districts shall be 250 feet in width.

E. Rear yards. There shall be a rear yard on every lot within the Industrial District which shall not be less than 50 feet in depth. Rear yards adjacent to all residential districts shall be 200 feet in depth.

F. Corner lots. There shall be a front yard on every street frontage.

G. Accessory structures. Accessory structures shall comply with the above-cited setbacks.

H. Building coverage. The maximum building coverage on a lot shall be 40%.

I. Impervious coverage. The maximum impervious coverage on a lot shall be 60%.

J. Height restriction. The maximum height for buildings erected or enlarged on a lot in the LI Limited Industrial District shall be 65 feet.

§ 145-78.4. Additional regulations for conditional uses.

[Amended 5-19-2025 by Ord. No. 430]

A. Public water and public sewerage shall be required.

B. Parking shall be in accordance with Article **XIX**. No parking shall be permitted within 100 feet of a property line, including driveways except for access across the front yard.

C. Signs shall be in accordance with Article **XX**.

D. General provisions of Article **IV** shall apply.

E. Floodplain regulations of Article XVIII[1] shall apply.
[1] *Editor's Note: Former Art. XVIII, FP Floodplain Conservation District, as amended, was repealed 11-19-2018 by Ord. No. 400. For current provisions, see Ch.* ***78****, Floodplain Management.*

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(3) Traffic report.

(4) Hazardous materials analysis.

(5) Outdoor storage in the rear yard only.