

ARTICLE 10

L-I - LIGHT-INDUSTRIAL DISTRICT

Section 1001. PURPOSE

The Light-Industrial District (L-I) is established to provide suitable development opportunities for low intensity assembly, fabrication, processing, distribution, warehousing, and agricultural related industrial uses. The district provides for a broad range of light-industrial uses and new employment opportunities. The District will maximize industrial potential and ensure compatibility with surrounding districts and uses. The L-I District is located near existing industrial uses and areas planned for public sewer service. Due to the availability of public services, a limited variety of industrial uses are anticipated. Industrial development with environmentally conscious site design and safe highway access are encouraged. The regulations for this district are intended to promote high quality development projects in keeping with Township design and performance standards.

Section 1002. PERMITTED USES

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

- A. Agriculture Services
- B. Agriculture Uses
- C. Auction House
- D. Automobile Wrecking
- E. Business Services
- F. Distribution Center
- G. Electric Substation
- H. Electric Transmission and Distribution Facilities
- I. Government Uses
- J. Industry, Heavy
- K. Industry, Light
- L. Manufactured/Mobile Home Park
- M. Outdoor Storage
- N. Private Infrastructure
- O. Public Infrastructure
- P. Public Utility Facilities
- Q. Recycling Center
- R. Recycling Collection Facilities
- S. Self-service Storage Facility
- T. Warehousing
- U. Wholesale Business
- V. Unattended Self-Service Fuel Facility

- W. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

Section 1003. ACCESSORY USES

The following accessory uses are permitted. Specific standards and requirements for accessory uses are outlined in Article 19.

- A. Antenna
- B. Antenna, Satellite Dish
- C. Concession Stand
- D. Fences
- E. Off Street Parking
- F. Private Garage
- G. Signs
- H. Storage Buildings
- I. Any accessory use determined by the Zoning Officer to be of the same general character as the above listed accessory uses.

Section 1004. CONDITIONAL USES

When authorized by the Lykens Township Board of Supervisors, the following conditional uses are permitted in accordance with the specific standards and requirements set forth in Article 20.

- A. Airport
- B. Agriculture Commodities Processing
- B. Incinerator
- C. Junkyard
- D. Landfill
- E. Slaughter House - Food Processing

Section 1005. HEIGHT REGULATIONS

The height of a principal building shall not exceed thirty-five (35') feet, and no accessory building shall exceed one story or twenty-four (24) feet in height, except that accessory buildings used for farming shall be exempt from height regulations.

Section 1006. LOT AREA AND LOT WIDTH REGULATIONS

Minimum lot areas shall be as follows:

- A. The minimum lot area for uses served by an on-lot septic system and well shall be one (1) acre.

- B. Where public sewer and water are available, the minimum lot area shall be determined on the basis of yards, off-street parking, loading and unloading, and coverage standards, but shall be not less than 20,000 square feet.
- C. The minimum lot width for all uses shall be one hundred and twenty-five (125) feet, measured at the street right-of-way line.

Section 1007. YARD REGULATIONS

Each lot shall have front, side, and rear yards of not less than the depth and width indicated below:

- A. Front yard depth: fifty (50') feet from any major collector street as defined in the Lykens Township Comprehensive Plan.
- B. Front yard depth, all other streets: forty (40') feet.
- C. Side yard width:
 - 1. The minimum side yard shall be fifteen (15') feet.
 - 2. On a corner lot, the side yard abutting the street shall be not less than fifty (50') feet in width.
 - 3. No side yard shall be required where adjoining property owners shall mutually agree in writing. However, in no case shall party walls be permitted between properties or lots of separate ownership. In the case of a series of abutting structures paralleling and abutting a public right-of-way, an open and unobstructed passage for vehicles and pedestrians, of at least twenty (20') feet in width shall be provided at grade level at intervals of not more than four hundred (400') feet.
- D. Rear yard depth: twenty-five (25') feet.

Section 1008. COVERAGE REGULATIONS

The building(s), structure(s), and impervious surface coverage shall not be more than seventy (70%) percent.

Section 1009. FLOOD PLAIN PROTECTION OVERLAY

Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements of Article 11.

Section 1010. ENVIRONMENTAL PROTECTION OVERLAY

Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the specific requirements of Article 12.

Section 1011. DEVELOPMENT STANDARDS

Construction, developments, and improvements shall meet the requirements and standards set forth in Article 14.

Section 1012. PERFORMANCE STANDARDS

All developments and uses shall meet the performance standards set forth in Article 15.

Section 1013. MOTOR VEHICLE ACCESS

Where motor vehicle access is provided from a public or private road to a lot or development, the motor vehicle access requirement shall apply, as set forth in Article 16.

Section 1014. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Article 17.

Section 1015. SIGNS

Signs shall be provided in accordance with the standards set forth in Article 18.