

ARTICLE 24

**I-1 LIGHT INDUSTRIAL DISTRICT**

**PREAMBLE** The Light Industrial District designates areas for industrial and related uses which can be effectively serviced with necessary utilities and access. Only those uses which will have a minimal impact upon their neighborhoods and the larger physical and social environment will be allowed. Additionally, the Light Industrial District may reflect the existing pattern of industrial development in the community.

**SECTION 2401 PRINCIPAL PERMITTED USES**

- A. Any use permitted in Section 2301, meeting the most stringent development requirements specified by either Articles 23 or 24;
- B. Commercial and business support services, including printing, compounding, assembly, treatment or fabricating establishments which may be characterized as light industry, such as tool and die manufacturing, electrical and electronic component production and assembly, surgical and medical equipment, small motor and machinery production and similar uses, provided all such uses are carried out within a completely enclosed structure and comply with the minimum performance standards specified by Article 38;
- C. Funeral homes and mortuaries;
- D. Township or government buildings;
- E. Sit-down restaurants.

**SECTION 2402 CONDITIONAL PERMITTED USES**

- A. Daycare and nursery facilities subordinate to a principal or conditional permitted use;
- B. Equipment rental establishments;
- C. Personal wireless service facilities;
- D. Adult uses.

**SECTION 2403 REQUIRED CONDITIONS**

- A. Conditional permitted uses referenced by Section 2402, A. and B., above shall be considered by the Board of Zoning Appeals, and may be approved for zoning certificate issuance, upon proper application to, and approval from, the Board of Zoning Appeals in accordance with Article 4.
- B. Adult uses are conditionally permitted exclusively in the Light Industrial District (LID) subsequent to zoning certificate issuance after proper application to, and approval from, the Board of Zoning Appeals in accordance with Article 4.

## SECTION 2404 DEVELOPMENT STANDARDS

- A. Principal permitted uses shall be issued a zoning certificate in a LID zoning district upon sufficient evidence, supplied by a duly authorized representative for the premises, that all activities are to be contained: a) within their own building, or b) as part of a larger building, the gross square footage of which shall equal at least fifteen hundred (1,500) square feet.
- B. In addition to the provisions of Chapters VIII and IX, the following development standards shall apply to all uses other than personal wireless service facilities:
- 2404.01** **Height** – Structures with a minimum front-yard setback shall not exceed sixty (60) feet in height. Structures shall be allowed to exceed sixty feet in height by one foot for each two feet of front yard setback in excess of thirty-five feet, provided no structure shall exceed eighty (80) feet in height.
- 2404.02** **Lot Area** – Minimum lot area shall be twenty thousand (20,000) square feet.
- 2404.03** **Lot Frontage** – Minimum lot frontage shall be one hundred (100) feet.
- 2404.04** **Front Yard Depth** – Minimum front yard depth for structures not utilizing loading doors in a façade facing a public street, as such depth is measured from optimal right of way boundaries established by the Official Thoroughfare Plan for Montgomery County, shall be thirty-five (35) feet for structures and ten (10) feet for off-street parking and drive areas. If loading doors face a public street, the minimum front yard depth shall be sixty (60) feet.
- 2404.05** **Side Yards** – Structures with heights not exceeding sixty (60) feet shall have minimum side yards of ten (10) feet, unless adjacent to a residential or planned unit residential development, in which case the required side yard shall be twenty-five (25) feet. Structures exceeding forty (40) feet in height shall have side yards the greater of either the above or twice the building height.
- 2404.06** **Rear Yard** – Structures with heights not exceeding sixty (60) feet shall have minimum rear yards of not less than twenty-five (25) feet, unless adjacent to a residential or planned unit residential development, in which case the required rear yard shall be thirty-five (35) feet. Structures exceeding sixty (60) feet in height shall have rear yards the greater of either the above or twice the building height.
- 2404.07** **Abutting Residential Zones** – If there is an abutting residential zone, a twenty-five (25) foot landscaped perimeter area shall be provided along common lot lines, in accordance

with provisions in Article 50, unless a six foot masonry wall or opaque wooden fence separates parking areas from residential lot lines and such parking areas are used only for non-commercial vehicles. If commercial vehicles utilize space alongside a residential zoning district or planned unit residential development, a six foot masonry wall or opaque wooden fence shall be installed and properly maintained along common property lines and a twenty-five (25) foot landscaped perimeter area shall be provided between the parking area enclosed and such wall or fencing.

**SECTION 2404 REQUIRED OFF-STREET PARKING**

Off-street parking shall be provided in accordance with the requirements specified in Chapter IX, Article 43.