

Amity TWI?

(c) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Shopping Center District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) All uses permitted by special exception (with the exception of adult business uses) in the Highway Commercial District.

(2) Professional office/research park, subject to Section 939 of this Chapter.

(3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(4) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.

(d) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the Shopping Center Commercial District, except as specifically provided for in this Chapter:

Minimum Regulations

Lot Area	3 acres
Lot Width	250 feet
Building Setback	80 feet
Rear Yard	50 feet
Side Yard	
Total	80 feet
One Side	40 feet
Improvement Setback	30 feet
Buffer Yard (Depth)	20 feet
Landscaped Area	30 percent

Maximum Regulations

Building Height	35 feet
Lot Coverage	40 percent
Paved Area	60 percent

(e) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Shopping Center Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards and specifications concerning land development before recommending a decision to the Board of Supervisors.

(f) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Shopping Center Commercial District.

(Ordinance 130, December 9, 1991, Section 406; as amended by Ordinance 234, April 17, 2007, Section 4)

Section 407. LI - Light Industrial District.

(a) Purpose. The purpose of the Light Industrial District is to provide an area for a generalization of light industrial land uses which services and provides for the basic needs of the surrounding residential communities of the Township. The Light Industrial District is located and centralized in an area which will adequately accommodate industrial growth provided that each existing and proposed land use does not affect the public health, safety and general welfare of the adjacent residential areas.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Light Industrial District, provided that the use, type, dimensional and all other applicable requirements of this Chapter have been satisfied:

(1) General agricultural uses, subject to Section 905 of this Chapter.

(2) Business, professional or government office.

(3) Manufacturing activities such as, but not limited to, assembly, bottling, compounding, fabrication, packaging, processing, production and repair.

(4) Municipal use.

(5) Printing, binding or publishing facilities.

(6) Public utilities, subject to Section 929 of this Chapter.

(7) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, newspapers, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(8) Warehouse facilities.

(9) Wholesale and distribution facilities.

(10) Accessory uses and structures to the above permitted uses when on the same lot.

(11) Multiple industrial uses permitted in combination and occupancy subject to the following conditions:

(i) The following industrial uses and no other shall be permitted in combination:

a) Business, professional or government office;

b) Manufacturing activities such as, but not limited to, assembly, bottling, compounding, fabrication, packaging, processing, production and repair;

c) Municipal uses;

d) Printing, binding or publishing facilities;

e) Public utilities, subject to Section 929 of this Chapter;

f) Warehouse facilities;

g) Wholesale and distribution facilities.

(ii) The total gross floor area for the industrial uses permitted in combination shall not exceed forty thousand (40,000) square feet.

(iii) The total lot coverage for the industrial uses permitted in combination shall not exceed forty percent (40%) of the total land area.

(iv) The total paved area for the industrial uses permitted in combination shall not exceed sixty percent (60%) of the total land area.

(v) Unless otherwise permitted by the Board of Supervisors, the industrial uses shall be individually serviced by municipal sewage facilities.

(vi) Unless otherwise permitted by the Board of Supervisors, the industrial uses shall be individually serviced by public water supply where accessible.

(vii) The industrial uses shall consist of harmonious land uses, structures and services.

(viii) Retail business and service establishments are permitted provided they are designed and intended primarily to serve the employees within the permitted industrial uses. These uses shall not exceed five percent (5%) of the gross floor area of the permitted industrial uses.

(ix) All means of ingress and/or egress shall be located at least two hundred feet (200') from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the County and/or PennDOT.

(x) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(xi) Lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(xii) All lot lines shall be screened by a buffer yard with a minimum depth of twenty feet (20'). The buffer yard

shall be consistent with standards specified under Subsection 914(a) (Buffer Yards) of this Chapter. In addition, the buffer yard shall be designed so as not to interfere with clear sight line distance at the point of ingress and egress to the tract.

(xiii) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the storage areas from being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within thirty feet (30') from any lot line.

(xiv) All signs shall be consistent with Subsection 927(f) excluding Subsection 927(f)(3) of this Chapter. The total area of all signage for combined or multiple industrial uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

(xv) The site utilized for the multiple industrial uses shall conform to the area, yard and height regulations that are specified under Subsection 407(e) of this Chapter.

(xvi) All proposed multiple industrial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter XXVII of the Township Code of Ordinances).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Light Industrial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Industrial park, subject to Section 940 of this Chapter.

(2) Professional office/research park, subject to Section 939 of this Chapter.

(3) Heliport, subject to Section 908 of this Chapter. Heliport is hereby defined as any area of land, water or structure which is used or intended to be used for the landing and takeoff of helicopters and any appurtenant areas which are used for heliport buildings or helicopter facilities or rights-of-way, together with all heliport buildings and facilities thereon. The heliport itself shall be subject to all Area, Yard and Height regulations set forth in Subsection (e) of this Section and all other provisions of the Amity Township Zoning and Subdivision and Land Development Ordinance.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Light Industrial District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Home occupation, subject to Section 903 of this Chapter.

(2) Junk yards, subject to Section 938 of this Chapter.

(3) Metal processing facilities.

- (4) Quarrying, mining or extracting operations, subject to Section 941 of this Chapter.
- (5) Solid waste disposal facilities, subject to Section 936 of this Chapter.
- (6) Single-family detached dwelling.
- (7) Truck distribution center.
- (8) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- (9) Kennels, subject to Section 947 of this Chapter.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the Light Industrial District, except as specifically provided for in this Chapter:

Minimum Regulations

Lot Area	3 acres
Lot Width	250 feet
Building Setback	80 feet
Rear Yard	50 feet
Side Yard	
Total	80 feet
One Side	40 feet
Improvement Setback	30 feet
Buffer Yard (Depth)	20 feet
Landscaped Area	30 percent

Maximum Regulations

Building Height	35 feet
Lot Coverage	40 percent
Paved Area	60 percent

(f) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Light Industrial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards and specifications concerning land development before recommending a decision to the Board of Supervisors.

(g) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Light Industrial District.

(Ordinance 130, December 9, 1991, Section 407; as amended by Ordinance 146, August 29, 1994, Sections 1 & 3; as further amended by Ordinance 164, April 26, 1999, Section 5; as further amended by Ordinance 188, May 6, 2002, Section 1; as further amended by Ordinance 229, December 19, 2006, Sections 7 & 8; as further amended by Ordinance 234, April 17, 2007, Section 5)