

**ARTICLE XXII O/LI Office/Limited Industrial District (§ 184-154 — § 184-160)****§ 184-154 Intent.**

It is the intent of this article to:

**A.**

Provide standards and criteria for office and limited industrial development in appropriate areas of the Township in accord with the Township's Comprehensive Plan.

**B.**

Provide sufficient land area to meet the Township's anticipated future needs for office and limited industrial development, allow for a range of choices of sites and strengthen the Township's economic base.

**C.**

Provide employment centers with ease of access from interchanges of the Pottstown Expressway, Route 422, and to encourage interconnection of office and limited industrial development between those interchanges.

**D.**

Locate employment centers with convenient access from the Township's population centers.

**E.**

Protect adjacent residential areas from adverse visual and traffic impacts of office and limited industrial development.

**F.**

Encourage development of unified, integrated office and limited industrial parks to accommodate a variety of individual uses.

**G.**

Ensure adequate buffering of adjacent districts and land uses.

**H.**

Protect against development congestion by limiting the bulk of buildings in relation to each other and to the land area around them.

**I.**

Protect against offensive noise, vibrations, odors and other nuisances through use of strict performance standards.

**J.**

Provide for ancillary service-oriented and commercial uses which complement the office and limited industrial development in the district, without giving the district a predominantly commercial character.

**K.**

Provide for aviation facilities of importance to the Township and the region, in such a manner as to ensure safe operations and avoid conflicts with adjacent uses.

**L.**

Encourage an attractive visual environment along the Route 422, Pottstown Expressway, corridor.

**M.**

Encourage preservation of areas needed for future interchange improvements.

**N.**

Encourage development in an efficient, environmentally sensitive, mutually supportive manner.

**§ 184-155 Permitted uses.**

In the Office/Limited Industrial District, the following uses shall be permitted:

**A.**

Offices, corporate headquarters and administrative centers.