

ARTICLE XI. INDUSTRIAL DISTRICT

DIVISION 1. L-I LIGHT INDUSTRIAL DISTRICTS

Sec. 232-531. Purpose.

L-I industrial districts are designed to provide for light, high-technology, or precision manufacturing uses and related activities that impose substantially less physical burdens on the community than traditional "smokestack" industrial uses. L-I districts are designed to provide a more complimentary interface between industrial and nonindustrial areas. In addition, L-I districts permit the integration of light industrial with commercial office uses, affording smaller enterprises the opportunity to consolidate their management and production facilities.

(Ord. No. 96-05, Art. XI(1100.0), 6-3-96)

Sec. 232-532. Use regulations.

A building may be erected or used and a lot may be used or occupied in an L-I district, for any of the following purposes and no other:

- (1) Any use permitted in a H-C1 commercial district under article VIII, subsections 232-408(3), (5), (6), (7), (8), and (12) only, except that the retail dispensing of gasoline shall be prohibited;
- (2) Uses permitted in a PCD district under article X, subsection 232-463(b)(1);
- (3) Light manufacturing, which shall be defined to include uses limited to the assembly and production of fully-processed materials and subassemblies, including the following previously processed and manufactured materials: pre-formed metal castings or forgings, pre-molded plastics, bone, canvas, ceramics, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, organic shells, rubber and wood;
- (4) Precision manufacturing, which shall be defined to include, and shall be limited to activities of a similar character as, the manufacturer of jewelry, clocks, watches, professional, scientific, electronic and optical instruments, and other products not requiring the large-scale processing of raw or semi-processed materials;
- (5) Laboratory for research and testing, not involving danger from fire or explosion;
- (6) Scientific research facilities, including laboratories, for research, testing and experimental uses or similar establishment for research or product development, not involving danger from fire or explosion;
- (7) Dairy product processing, such as creamery, butter or cheese making, or a milk bottling establishment;
- (8) Soft drink or other premixed non-alcoholic beverage bottling facilities not requiring the processing of raw or semi-processed materials;
- (9) Monument production facilities not requiring metal casting or forging;
- (10) Wholesale business facilities;
- (11) Laundry, dry cleaning and/or clothes pressing plant, dyeing facilities, but not including

the dyeing of fur or leather;

(12) Warehousing and storage, in enclosed buildings, for retail, manufacturing, wholesale or distribution businesses or establishments, including showrooms and offices in connection with same;

(13) Accessory uses on the same lot with and customarily incidental to any of the permitted uses of this section, including signs when erected and maintained in accordance with the provisions of article XIV of this chapter;

(14) The following uses when authorized as a special exception by the Zoning Hearing Board and when located not less than 450 feet from a rural or residence district boundary line:

- a. Manufacturer of beverages;
- b. Manufacture of electrical appliances and supplies (including small equipment), silverware, tobacco products, toys;
- c. Light metal processing as follows: Finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment, extrusion of small products, metal product fabrication and assembly, manufacture of light machinery, or other similar metal processes, none of which shall require the processing of semi-processed or raw materials or the utilization of blast furnaces, smelting, alloying, or other basic processes of metal processing;
- d. Bulk processing of wood and lumber, not including pulp and fiber reduction and processing;
- e. Any use of the same general character as any of the above permitted uses of this section.

(Ord. No. 96-05, Art. XI(1100.1), 6-3-96)

Sec. 232-533. Area regulations.

Every structure erected or used in whole or in part in a L-I district shall comply with the following area and height regulations:

(1) *Lot area and width.* A lot area sufficient in size to assure adequate facilities for disposal of industrial wastes shall be provided, but in no case shall a lot area less than 15,000 square feet with a minimum lot width at the building setback line of 75 feet be permitted.

(2) *Building area.* Maximum building area shall not exceed 35 percent of the net lot area. Impervious surface coverage which shall be defined to include the building area, shall not exceed 55 percent of the net lot area. No less than 45 percent of the net lot area shall remain in a natural state, including grass, trees and shrubs. Net lot area shall be defined as in subsection 232-6(a).

(3) *Yards.* Yards shall be provided as follows:

- a. *Front yard.* One front yard shall be provided, not less than 75 feet in depth.
- b. *Side yards.*
 1. Where a structure is used exclusively for manufacturing or for a nonmanufacturing use in whole or in part, two yards shall be provided, neither less than 20 feet in width, in order to properly provide for public safety.
 2. Where a structure is erected on a corner lot, the yard abutting a street

shall be not less than 75 feet in width.

3. Nothing in this section shall be construed to prohibit the erection of attached structure constructed as a unit.

c. *Rear yards.* One rear yard shall be provided, not less than thirty (30) feet in depth.

(4) *Height regulations.* No building shall exceed 40 feet in height exclusive of necessary mechanical equipment, stacks, chimneys, power supply towers, water and cooling towers or other similar structures which are incidental to the principle use on the property.

(Ord. No. 96-05, Art. XI(1100.2), 6-3-96)

Sec. 232-534. Planting regulations.

The bufferyard and planting strip requirements for this district are included in a general planting overlay found in this chapter at article XIII, section 232-592.

(Ord. No. 96-05, Art. XI(1100.3), 6-3-96)

Sec. 232-535. Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art. XI(1100.4), 6-3-96)

Secs. 232-536--232-540. Reserved.

DIVISION 2. G-I GENERAL INDUSTRIAL DISTRICTS

Sec. 232-541. Purpose.

G-I industrial districts are designed to provide for heavier industrial and related uses, and other permissible uses not provided for in other districts, that may impose significant physical burdens on the surrounding community. G-I districts are designed to permit such activities while alleviating their undesirable effects on surrounding areas.

(Ord. No. 96-05, Art. XI(1101.0), 6-3-96)

Sec. 232-542. Use regulations.

A building may be erected or used and a lot may be used or occupied in a G-I district, for any of the following purposes, and any uses substantially similar, and no other, except that no use shall be permitted which is or creates a noxious, offensive or hazardous condition:

- (1) Any use permitted in an L-I district;
- (2) The processing and packing of food products, except for slaughtering;
- (3) The compounding and manufacturing of perfumes and cosmetics;

- (4) Ink manufacture;
- (5) Manufacture of:
 - a. Bulk paper products;
 - b. Textiles, excluding bleaching;
- (6) Stone processing and production, such as abrasive, sand and lime products, excluding asbestos;
- (7) Chemical processes, limited to adhesives, bleaching products, blueing, calcimine, or essential oils, and not involving noxious odors or danger from fire or explosion;
- (8) Metal and metal products treatment and processing, such as enameling, lacquering and electro-plating;
- (9) Casting and foundry production, alloying, reduction, refining and smelting of precious and rare metals;
- (10) Packing and crating; distributing station for milk and other beverages; express, carting, or hauling station; motor vehicle trucking yard or terminal; heavy equipment storage and/or repair facilities;
- (11) The following uses, or any uses substantially similar, when authorized as a special exception by the Zoning Hearing Board:
 - a. Manufacture of jute, hemp, sisal and oakum products,
 - b. Manufacturer of machinery, machine and hand tools, electrical equipment, motors, and railroad equipment,
 - c. Rubber products, including tires and tubes,
 - d. Metal stamping.
- (12) The following uses, or any uses substantially similar, when approved as a conditional use by the Bensalem Township Council:
 - a. Abattoir and stock yard; piggery or the slaughtering or processing of livestock or poultry,
 - b. Chemical manufacture as follows: calcium carbide, cellulose, carbon and bone black, nitrating of cotton, rayon, or any other chemical process which, under modern manufacturing processes, ordinarily involve noxious odors or danger from fire or explosion,
 - c. Manufacture of iron, steel or other non-precious, non-rare metals,
 - d. Coke oven operation,
 - e. Incineration or reduction of garbage offal and dead animals, except by municipal agencies or municipally owned lots, fat rendering,
 - f. Junk, salvage, or scrap yard or automobile wrecking yard,
 - g. Leather and fur tanning, curing, finishing, and dyeing,
 - h. Magnesium foundry,
 - i. Manufacture of asphalt, cement, caoutchouc and gutta percha, charcoal and lampblack, organic fertilizer, animal glue, size and gelatine, linoleum, oil cloth, starch, shoddy and waste synthetic liquid fuel from coal,
 - j. Petroleum refining,

- k. Wood and bones distillation,
- l. Wood pulp and fiber reduction and processing,
- m. Power and steam generating plant,
- n. Any use not permitted in any other district, provided such use is not offensive, noxious, or hazardous as provided by article XIII, section 232-585.
- o. Fireworks.

1. Facilities engaged in the sale of fireworks and related apparatus, when approved as a conditional use by the Township Council, subject, however, to all of the following conditions:

A. The facility shall be licensed by the department of agriculture in accordance with licensing requirements as set forth by the Commonwealth of Pennsylvania;

B. The facility shall be in a stand-alone building and shall be no larger than 12,000 square feet, from which no other uses shall be permitted;

C. Storage areas shall be separated by appropriately rated fire separation from wholesale or retail sales areas to which a purchaser may be admitted;

D. The facility shall be located no closer than 250 feet from any facility selling or dispensing gasoline, propane or other such flammable products;

E. The facility shall be located no closer than 250 feet from any other facility licensed to sell consumer fireworks;

F. The facility shall have a monitored burglar and fire alarm system;

G. The hours of operation shall be no earlier than 9:00 a.m. and no later than 10:00 p.m. prevailing time;

H. The facility shall be served by public water and sewer;

I. Off-street parking shall be provided in accordance with section 232-586;

J. The proposed facility shall otherwise comply in all respects with the requirements and standards more fully set forth in the "Fireworks Law," the "Pennsylvania Construction Code Act" and the "Pennsylvania Uniform Construction Code Act" as enacted by the General Assembly of the Commonwealth of Pennsylvania; and

K. Such other conditions as the Township Council may impose.

2. Violations. Any person who shall violate any provision of the ordinance from which this subsection derives commits a summary offense and shall, upon conviction thereof, be sentenced to pay a fine or penalty not to exceed \$600.00 for each and every offense, along with the cost of prosecution thereof. Each and every day on which a violation of the ordinance from which this subsection derives continues shall be deemed a separate offense.

(13) Accessory use on the same lot with and customarily incidental to any of the above uses when permitted, provided that no such accessory use shall be offensive, noxious or hazardous, and signs erected and maintained in accordance with the provisions of article XIV of this chapter.

(Ord. No. 96-05, Art. XI(1101.1), 6-3-96; Ord. No. 2006-05, § I, 3-27-06)

Sec. 232-543. Area regulations.

Every building erected or used in whole or in part in a G-I district shall comply with the following area and height regulations:

(1) *Lot area and width.* A lot area sufficient in size to assure adequate facilities for disposal of industrial waste shall be provided, but in no case shall a lot area less than five acres with a minimum lot width of 250 feet at the building setback line be permitted.

(2) *Building area.* Maximum building area shall not exceed 25 percent of the net lot area. Maximum impervious coverage, which shall include the maximum building area, shall not exceed 65 percent of the net lot area (a minimum of 35 percent of the net lot area shall remain in a natural green state, including grass, trees and shrubs).

(3) *Yards.* Yards shall be provided as follows:

a. *Front yard.* One front yard shall be provided, not less than 150 feet in depth.

b. *Side yards.*

1. Where a structure is used exclusively for manufacturing or for a non-manufacturing use in whole or in part, two yards shall be provided, neither less than 50 feet in width, in order to properly provide for public safety;

2. Where a structure is erected on a corner lot, the yard abutting a street shall be not less than 150 feet in width;

3. Nothing in this section shall be construed to prohibit the erection of attached structure constructed as a unit.

c. *Rear yards.* One rear yard shall be provided, not less than 30 feet in depth.

(4) *Height regulations.* No structure shall exceed 85 feet in height exclusive of necessary mechanical equipment, stacks, chimneys, power supply towers, water and cooling towers or other similar structures which are incidental to the principle use on the property.

(Ord. No. 96-05, Art. XI(1101.2), 6-3-96)

Sec. 232-544. Planting regulations.

The bufferyard and planting strip requirements for this district are included in a general planting overlay found in this chapter at article XIII, section 232-592.

(Ord. No. 96-05, Art. XI(1101.3), 6-3-96)

Sec. 232-545. Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art XI(1101.4), 6-3-96)

Secs. 232-546--232-560. Reserved.