

SITE DETAILS

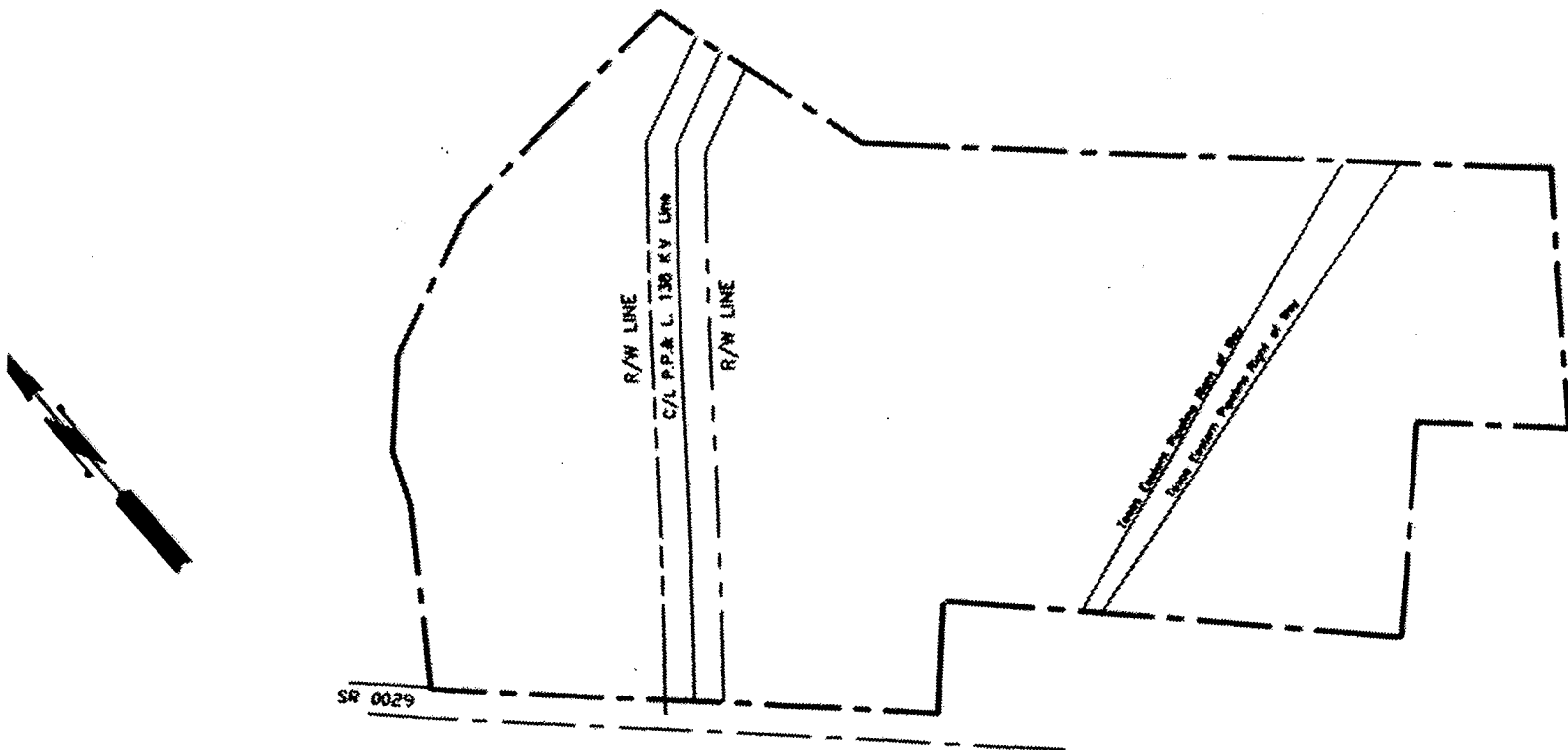
Location: Upper Hanover Township, Pennsylvania
Zoning: Ind./Comm.
Area: Total: 38 Acres Available 38 Acres + -
Boundaries: North: Other property owner
South: Other property owner
East: PA 29
West: Brown Printing Co.
Topography: Flat 0-3%

UTILITIES

Electricity: PPL Electric Utilities - Three Phase; 12,000 volt service; 69,000 volts
Water: Public
Sewerage: On Site Septic System
Telecommunications: Verizon Communications

TRANSPORTATION

Highways: PA 29 is 0.1 mile away.
I-476 (NE Ext PA Tpk) is 5 miles away.



Article XVIII
[Amended 4/4/02; Ord. # 02-09]
LI Light Industrial District

Section 1800. Declaration of Legislative Intent

In expansion of the Declaration of Legislative Intent and Statement of Community Development Objectives found in Sections 101 and 102 of Article I of this ordinance, it is the intent of this article to provide regulations for light industrial development that are generally consistent with the goals and recommendations of the Upper Perkiomen Valley Regional Comprehensive Plan, the Joint Open Space and Environmental Resource Protection Plan of Upper Hanover Township and Red Hill Borough, and the following objectives:

- 1800.1 Promote development of a broad range employment-oriented manufacturing, research and development, laboratory, and office uses on individual lots and in planned industrial/office centers.
- 1800.2 Apply strict performance standards to limit potential pollution and other adverse environmental effects, and minimize vehicular, fire and safety hazards resulting from permitted development.
- 1800.3 Confine traffic impacts to major roads by taking vehicular access only from arterial and collector roads, and by using railroad freight access to further reduce impact on area roads.
- 1800.4 Establish flexible lotting standards and operational, dimensional, and landscaping standards to minimize adverse impacts on surrounding uses and natural features, and to encourage superior site design.
- 1800.5 Provide reasonable standards for the height and bulk of all buildings and other industrial, office, and other structures, and for the dimensions of yards and open spaces to make development more compatible with the rural character of the area.

Section 1801. Permitted Uses

The following uses are permitted in the LI Light Industrial District:

- 1801.1 **Light Industrial**
 - A. Manufacturing and processing.
 - B. Scientific or industrial research, product development, or engineering facilities.
 - C. Printing, publishing, lithography and similar processes.
 - D. Warehousing, storage, or wholesale business located within a building as a principal use, and/or distribution of products or materials, including transportation depot and truck terminals.
 - E. Recycling facilities, limited to collection, separation, storage, baling, and shipping.
 - F. Accessory uses customarily incidental to the uses listed above.
- 1801.2 **Offices, Services, and Other Non-industrial Businesses**
 - A. Corporate headquarters, administrative offices and buildings.

- B. Business, professional, medical, and/or dental offices.
- C. Veterinary hospitals and adjunct facilities, including kennels.
- D. Training facilities, technical schools.
- E. Nursery school, preschool, or day care centers.
- F. Emergency services (fire, ambulance, and police).
- G. Self-service storage facilities.
- H. Radio or television studios and transmission facilities.
- I. Electric, telephone, or gas distribution facilities and/or transmission lines.
- J. Wireless telecommunications facilities in compliance with Section 833 of this ordinance.
- K. Public or private sewer and/or water utilities, including treatment facilities.
- L. Large-scale indoor commercial recreation facilities, such as bowling alleys, tennis and racket clubs, skating rinks, fitness centers, and/or outdoor non-motorized sports facilities.
- M. Small-scale electrical power generating facilities, maximum 100 megawatts, by conditional use in compliance with Section 1806, herein.
- N. Accessory uses customarily incidental to the uses listed above.

1801.3 **Other Uses**

- A. Agriculture.
- B. Institutional uses, in compliance with Article XXVI, Institutional Use Regulations of this ordinance.
- C. Recreational uses, in compliance with Article XXVII, Open Space and Outdoor Recreation Regulations of this ordinance.
- D. Accessory uses customarily incidental to the uses listed above.

1801.4 **Uses of Similar Character**

Uses of similar character to those listed in Sections 1801.1, 1801.2, and 1801.3 may be permitted by conditional use only when evidence is provided to the Board of Supervisors sufficient to prove that the proposed operations, magnitude of development, and effects on the environment and vehicular traffic will be essentially the same as those of uses specifically identified above.

Section 1802. Dimensional Standards

The following dimensional standards shall apply to all subdivision and/or land development proposals and other construction and uses classified herein:

1802.1 Conventional Subdivision. For tracts proposed for standard or conventional subdivision, or for development without subdivision, the standards of subsection 1802.3 shall apply.

1802.2 Planned Industrial/Office Parks. For tracts proposed as integrated or planned industrial and/or office parks or centers, the standards of subsection 1802.4 shall apply. Development proposed under this category shall satisfy the standards of Section 1802.4 whether done as part of the original proposal or at a later date.

Table of Standards

	1802.3 Conventional Subdivision	1802.4 Planned Industrial/Office Park
A. Minimum lot area:	2 acres	1 acre, with an average of 1.5 acres
B. Minimum lot width at the building line.		
1. On roads internal to a subdivision:	225 feet	150 feet
2. On roads external to a subdivision:	350 feet	Not permitted
C. Minimum building setbacks measured from:		
1. Ultimate right-of-way line:	65 feet	50 feet
2. An abutting residential or institutional district boundary line or a property line of such a use: 100 feet	75 feet	
3. An abutting commercial or industrial use property line or district boundary line:	50 feet	30 feet
D. Minimum parking, driveway, and/or loading setbacks measured from:		
1. Ultimate right-of-way line:	65 feet	50 feet
2. An abutting residential or institutional district boundary line or a property line of such a use: 100 feet	100 feet	
3. An abutting commercial or industrial use property line or district boundary line:	25 feet	25 feet
Table of Standards (continued)	1802.3 Conventional	1802.4 Planned

	Subdivision	Industrial/Office Park
E. Maximum building coverage per lot:	35%	45%
F. Maximum impervious coverage per lot:	50%	65%

1802.5 **Building Height.** The maximum height of any building or other structure erected or used in this district shall be 40 feet.

- A. The height of any such building or structure may be increased to a maximum of 65 feet or such increased height as may be warranted when approved by the Board of Supervisors as a conditional use for such structures as silos, water towers, chimneys, stacks, radio and/or television transmission towers, or for those parts of a building not regularly occupied by people.
- B. For buildings and/or structures in excess of 40 feet, the minimum setback from property lines and the ultimate right-of-way shall be at least equal to the total height of the structure.

Section 1803. Other Development Regulations

All development and utilization of property and improvements thereon in the LI District shall comply with all other relevant development regulations in this Ordinance found in Article VIII, General Regulations, Article IX, Off-Street Parking, Article X, Signs, Article XXVIII, Noise Control, and the following standards:

1803.1 **Performance Standards.** All development proposed and/or utilized in the LI Light Industrial District shall conform to the performance standards contained in Section 817 of this Ordinance.

1803.2 **Parking and Loading Areas.**

- A. No parking or loading areas shall be permitted to be located between a building permitted by this district and a property line of a lot used for residential or institutional purposes.
- B. No loading areas shall be permitted to be located between a building permitted by this district and an ultimate right-of-way of a street except for Local Access Streets when both sides of the Local Access Street are zoned LI Light Industrial District.
- C. When parking is located closer to a road ultimate right-of-way than the front, side, or rear of the building, the parking shall occupy no more than fifty (50) percent of the lot area between the building and the ultimate right-of-way.

1803.3 **Electrical Power.** Every use shall be so designed and operated so that the service lines, substations, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed in accordance with the Landscaping

Requirements in the Subdivision and Land Development Ordinance.

- 1803.4 **Public Water Service.** Industrial uses shall be served by public water where available. Water shall be supplied from on-lot wells only after an approved or accepted geologic study furnished by the applicant and certification by a professional geologist that the underground water supply and levels will not be appreciably altered in such a way as to endanger the water level and supply for other properties. All water resources shall be approved by the Pennsylvania Department of Environmental Protection, and may be subject to review and approval by the Delaware River Basin Authority (DRBA).
- 1803.5 **Landscaped Buffers and Screens.** Landscaped buffers and/or screens shall be installed and maintained within a strip a minimum of fifty (50) feet wide when a Light Industrial use abuts a residential or institutional use or district and twenty-five (25) feet wide when abutting a non-residential use or district. Landscaped buffers and screens shall comply with standards of the Upper Hanover Township Subdivision and Land Development Ordinance.
- 1803.6 **Reservation of Trail Corridors.** When an LI District property contains or abuts a watercourse or utility transmission line, a minimum 50-foot wide corridor shall be reserved to permit a potential trail interconnection with other existing or proposed trails in the area, consistent with the recommendations of the Joint Open Space and Environmental Resource Protection Plan of Upper Hanover Township and Red Hill Borough, and the Upper Perkiomen Valley Regional Comprehensive Plan. The 50-foot width may include the area comprising the watercourse or utility easement. At the time of preliminary plan approval, the applicant shall show a specific location or add a note regarding a generalized easement on the applicant's plans, subject to approval by the Board of Supervisors.

Section 1804. Design Criteria for Planned Industrial/Office Parks

Subdivision and development of planned office and/or industrial parks shall comply with the following:

- 1804.1 **External Access.** The tract must have direct access to an arterial or major collector street, or the applicant shall upgrade the connecting local street to meet major collector street standards.
- 1804.2 **Internal Access.** All building lots shall have direct access to interior roads, rather than to exterior streets, although emergency access to exterior streets may be permitted where no other alternatives are feasible.
- 1804.3 **Land Development Plan Required.** A land development plan shall be submitted for township review for each lot that is proposed for development.
- 1804.4 **Unified Standards.** The development shall be designed with unified standards for landscaping, lighting and access to interior roads. These standards shall be submitted in the form of restrictive covenants that shall be binding upon developers of individual lots.
- 1804.5 **Development Agreement.** A development agreement shall be executed between the applicant and the township for development of the entire park, including, but not limited to the following:

- A. Generalized internal road layout and access points to surrounding roads, on-site and off-site road improvements.
- B. Stormwater management facilities.
- C. Existing landscape material and other natural amenities to be protected.
- D. Standards for landscaping, lighting and access to interior roads.

1804.6 Reduction of Setback Requirements. In order to permit more efficient use of lot areas and improvements built thereon, side yard and rear yard setback requirements may be reduced by the Board of Supervisors by Conditional Use, under the following conditions:

- A. Where the side or rear lot lines involved are new lot lines, totally within the tract being subdivided; this does not apply to the perimeter of a tract being subdivided.
- B. Where the result is shared parking and/or loading areas and/or attachment of buildings on abutting lots by means of a party wall(s).
- C. Where the owners of the abutting lots agree in writing to the reduction and provide cross easements where appropriate.
- D. On any lot, only one side yard and/or the rear yard requirements may be reduced, and then only in correspondence with the immediately abutting side and/or rear yard of an abutting lot.
- E. Access to all sides of buildings so attached must be provided for emergency vehicles, in compliance with applicable Township requirements.

Section 1805. Plan Submission and Review

Plans for subdivision and/or land development in the LI Light Industrial District shall be submitted for review in compliance with Article III, Plan Submission Requirements and Processing Procedures, of the Upper Hanover Township Subdivision and Land Development Ordinance (SLDO). This shall include submittal of sketch plans for expansion of existing development to determine the level of review required. In addition to the SLDO requirements such plans shall include the following:

- 1805.1 Architectural plans and elevations for any proposed buildings.
- 1805.2 A description of existing and proposed equipment, processes, and products, with engineering and architectural plans in sufficient detail to describe the production and control of effects regulated by the standards of this Ordinance.
- 1805.3 Engineering and architectural plans, including completed DEP Planning Modules, for the treatment and disposal of sewage and industrial waste.
- 1805.4 Designation of any fuels or potentially toxic or hazardous matter to be utilized and measures proposed to control access to, combustion of, and emissions from those materials.

- 1805.5 The proposed number of shifts to be worked and the maximum number of employees on each shift.
- 1805.6 An environmental assessment statement in accordance with the provisions of Section 820 of this Ordinance, unless deemed unnecessary by the Board of Supervisors and/or Township Planning Commission.
- 1805.7 Environmental Protection plans and narrative as required in Section 819 of this Ordinance (subsection 819.2).
- 1805.8 Letters or certificates of approval showing compliance with applicable state and/or federal and other legal requirements.
- 1805.9 Any other pertinent data or evidence that the Planning Commission may require.

Section 1806. Conditional Use Standards and Criteria for Small-scale Electrical Generation

The following standards and criteria shall be satisfied to allow a small-scale electrical power generating facility to be developed by conditional use within the LI Light Industrial District:

- 1806.1 Minimum lot area: Two and one-half acres (108,900 square feet)
- 1806.2 Minimum lot width and depth: 250 feet each
- 1806.3 Minimum setback for buildings or other structures: Fifty (50) feet from all property lines.
- 1806.4 Maximum impervious coverage: 65 percent when needed to allow water storage tanks sufficient to serve both the electrical generating needs and the public water supplier.
- 1806.5 Locational criteria:
 - A. Minimum distance between the buildings, structures, and/or equipment used for electrical generation and any dwelling located on a parcel used exclusively or zoned for residential purposes: 500 feet
 - B. Small-scale electrical generating facilities shall be located in close proximity to an existing electrical substation where convenient access is available to a natural gas supply pipeline.
- 1806.6 Operational criteria:
 - A. Maximum generating capacity: One hundred (100) megawatts.
 - 170.1
 - B. Type of Facility: Peak-time or peaking generation facility, generally operated only during periods of excess demand for electrical power or under emergency circumstances.
 - C. Processing Water: A public water supply must be used, designed with

the capability of providing storage capacity for the public water supplier.

Section 1807. Prohibited Uses

The following uses are specifically prohibited in the LI Light Industrial District, and by reference, prohibited in the LIC Light Industrial and Limited Commercial Districts 1 and 2:

- 1807.1 Outdoor storage businesses.
- 1807.2 Solid waste disposal facilities (except recycling facilities limited to collection, separation, storage, baling, and shipping).
- 1807.3 Adult uses.
- 1807.4 Any use of similar character to permitted uses that cannot be made to conform to the dimensional standards of this district, performance standards of Section 817 of this ordinance, and/or the Noise Control standards of Article XXVIII of this ordinance.
- 1807.5 Any other use which is or may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination, or noise or harmful radiation or which is or may be dangerous to the public health, safety, or welfare, or which otherwise constitutes a public hazard.
- 1807.6 The following uses:

Abattoirs
Acetylene gas manufacture
Acid manufacture
Ammonia, bleaching powder or chlorine
manufacture
Arsenal
Asphalt manufacture or refining
Blast or reveratory foundry
Breweries
Celluloid manufacture
Cement manufacture, including cement or
concrete mixing plant, lime, gypsum, plaster,
or plaster of paris manufacture
Coke ovens
Cork manufacture
Creosote treatment or manufacture
Dead animal and offal reduction
Disinfectant manufacture
Emery cloth and sandpaper manufacture
Fat rendering; manufacturing of vegetable,
animal or mineral fats and oils
Fertilizer manufacture
Fireworks or explosive manufacture or storage
Fish smoking or curing
Flour mill
Foundry, forge plant
Glue, size, or gelatine manufacture
Oil or rubbed goods manufacture
Ore Reduction
Paint, shellac, varnish, lacquer manufacture
Plating works
Potash works
Power forge (riveting, hammering, punching,
chipping, drawing, rolling, or tumbling of
iron, steel, brass, or copper, except as a neces-
sary and minor incident to other manufacture,
and which are conducted without objection-
able noise or vibration)
Pyroxylin manufacture
Quarrying or removal of soil or mineral de-
posits in any form, including blasting
operations
Rubber, caoutchouc or gutta-percha manu-
facture or treatment, tire recapping or

vulcanizing
Sauerkraut manufacture
Shoeblicking manufacture
Smelters
Soap and detergent manufacture
Soda and compound manufacture
Steel furnace, blooming or rolling mill
Stockyards
Tallow, grease or lard manufacture or refining
Tanning, curing or storage of leather, rawhides or skins
Tar distillation or manufacture
Vinegar manufacture
Wool pulling or scouring