

ARTICLE XX-A LI1 LIMITED INDUSTRIAL DISTRICT**Section 2000A PURPOSE**

The purpose of the LI1 Limited Industrial District is:

- A. To permit and encourage industrial activity in locations which will constitute a harmonious and appropriate part of the physical development of Malvern Borough;
- B. To allow industrial uses that will contribute to the economic base of the Borough, and to allow other uses including mobile home parks in the Borough.

Section 2001A USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 - 1. Research and Development Laboratory.
 - 2. Executive or Administrative Office.
 - 3. Wholesale Business Establishment, including wholesale dairy or bakery.
 - 4. Warehouse or yard for storage, sale and distribution.
 - 5. Manufacturing of products from previously processed and prepared materials.
 - 6. Manufacturing of electrical appliances and supplies, small hand tools, hardware, toys, jewelry, clocks and watches, musical, professional and scientific instruments, optical goods, machinery and machine tools, electric equipment, motors, iron and steel products, including fabrication and assembly.
 - 7. Packaging Distribution Service.
 - 8. Parking and Storage of buses and commercial vehicles.
 - 9. Public Utility Facility.
 - 10. Mini-Warehouse or Storage Units.
 - 11. Commercial Communication Antennae and Facility, as per Section 2414.
 - 12. Laundry, Dry Cleaning and Dyeing Plant.
 - 13. Printing or Publishing Establishment.

14. Passenger Rail Station and Accessory Parking.
15. Forestry, as per Section 2204.
16. Accessory use, as per Section 2401.B., C., and D.

B. **Conditional Uses.** The following Conditional Uses shall be permitted only upon the grant of conditional use approval from the Borough Council, subject to the terms of this Article and of Article XXIX:

1. Any other use of the same general character as the permitted uses.
2. Any lawful use not specifically provided for elsewhere in this Ordinance.
3. Adult Commercial Uses, as per Section 2402.
4. Abattoir or Stock Yard.
5. Chemical Manufacturing of Products.
6. Incineration or Reduction of Garbage.
7. Junk, Salvage or Automobile Wrecking Yard.
8. Motor Vehicle Sales including used Motor Vehicle Sales.
9. Mobile Home Park, as per Section 2415.

Section 2002A AREA AND BULK REGULATIONS

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| A. | Minimum Lot Area. | One (1) acre. |
| B. | Minimum Lot Width. | One hundred fifty (150) feet measured at the building line. |
| C. | Minimum Front Yard. | Forty (40) feet in depth. |
| D. | Minimum Side Yard. | Twenty (20) feet each side with an aggregate of not less than fifty (50) feet. |
| E. | Minimum Rear Yard. | Thirty (30) feet. |
| F. | Maximum Building Coverage. | Fifty (50) percent. |
| G. | Maximum Lot Coverage. | Seventy five (75) percent. |

- H. **Maximum Building Height.** Fifty (50) feet except minor structural elements. Mechanical equipment can exceed the height regulation by 5 feet but must be screened from view, subject to Article XXIII.

Section 2003A DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.
- F. Olde Towne Design Standards should be followed in accordance with the Borough Subdivision and Land Development Ordinance.

