

**Part 14**  
**LI LIMITED INDUSTRIAL DISTRICT**

**§ 27-1401. Declaration of Legislative Intent. [Ord. 761, 8/26/1985, § 1400]**

In expansion of the "Declaration of Legislative Intent" contained in § 27-103 and the "Community Development Objectives" contained in § 27-105 of this chapter, it is hereby declared to be the intent of the LI Limited Industrial District to provide for a variety of nonpolluting and smaller scale industrial, research, and development, and office facilities within the Borough of Hatboro.

**§ 27-1402. Use Regulations. [Ord. 761, 8/26/1985, § 1401; as amended by Ord. 1011, 5/21/2012; and by Ord. 1012, 7/9/2012]**

1. The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings or premises for the following uses and no other, to be conducted wholly within a completely enclosed building or in court enclosed on all sides by buildings, except for billboards and other permitted signs, on-site parking and loading incidental thereto, and where approved by the Zoning Hearing Board, public utility facilities not normally enclosed within a building:
  - A. The manufacture, compounding, processing, packaging, or treatment of such products as candy, drugs, pharmaceuticals, cosmetics, and food products; provided, however, that the following uses shall not be permitted:
    - (1) Manufacture of sauerkraut, vinegar, or yeast.
    - (2) Refining of oils or rendering of fats, bones, or oils.
    - (3) Roasting of coffee, spices, or soybeans.
    - (4) Milling of flour.
    - (5) Drying, smoking, pickling, preserving, or curing of meats or fish.
  - B. The manufacture, compounding, assembly, or treatment of articles of merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, rope, cord and twine, plastics, natural and synthetic rubber, feathers, felt, fiber, plaster, metals, precious or semi-precious stone, shell, tobacco, textiles, wood (excluding planing mill), yarns.
  - C. The manufacture of ceramic products, using only previously pulverized clay.
  - D. Printing, publishing, lithographing, binding, and kindred arts.
  - E. Central heating plant.
  - F. Offices and office record storage.
  - G. Electric transforming, substations, rail freight stations, or other necessary public service and public transportation uses.

- H. Parking garage for pleasure or commercial vehicles.
- I. Manufacture of musical instruments, toys, novelties, and metal stampings.
- J. Storage buildings and warehouses.
- K. Manufacture and assembly of electrical or electronic devices, home, commercial, and industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
- L. Laboratories: experimental, manufacturing, and research, excluding laboratories using animals.
- M. Manufacture of paper or cardboard boxes, containers, and novelties from previously prepared paper or cardboard.
- N. Cinema, radio, radar, and television production.
- O. The above uses are permitted only when meeting the following conditions:
  - (1) No individual load capacity of a production kiln shall exceed 200 cubic feet.
  - (2) No blast or reverberatory furnaces or foundries are used.
  - (3) No punch or stamping presses are used until the type, size, and use is first approved, authorized, and permitted as a special exception by the Zoning Hearing Board.
  - (4) No drop hammers are used.
- P. Billboards and other permitted signs, subject to the requirements set forth in Part 19. The requirements set forth in Part 19 shall take precedence over the requirements set forth in § 27-1406, § 27-1407 and § 27-1408 if there is a conflict.

**§ 27-1403. Outdoor Storage and Waste Disposal. [Ord. 761, 8/26/1985, § 1402]**

1. All outdoor storage facilities, raw materials, products, and fuel stored outdoors shall be enclosed by a fence adequate to conceal these items from any adjacent properties.
2. No materials or wastes shall be deposited upon a lot in such form or manner that they could be transferred off the lot by natural causes or forces.
3. The following items shall be stored outdoors only in closed containers:
  - A. All materials or wastes which could cause fumes or dust, or which are a fire hazard.
  - B. All materials which are edible or otherwise attractive to birds, animals, or insects.

**§ 27-1404. Electric, Diesel, Gas, or Other Power. [Ord. 761, 8/26/1985, § 1403]**

Every use requiring power shall be operated that the facilities conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry; and shall be so constructed to be an integral part of the architectural features of the plant, or if visible for abutting

residential areas, shall be concealed by coniferous planting.

**§ 27-1405. Industrial Waste and Sewage. [Ord. 761, 8/26/1985, § 1404]**

No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste except as shall be approved by sanitary engineers or other qualified persons employed by the Borough of Hatboro at the expense of the owner of the premises. Where the sanitary sewers of the Upper Moreland-Hatboro Joint Sewer Authority are involved, approval of the Authority Board shall be required.

**§ 27-1406. Area, Width, and Yard Regulations. [Ord. 761, 8/26/1985, § 1405]**

1. Lot Area and Width. No individual lot shall be less than 20,000 square feet with a minimum width of 75 feet measured at the building line.
2. Front Yard. A front yard of not less than 25 feet, measured from the right-of-way line to the building foundation wall nearest to the right-of-way line. A front yard shall be that yard that extends from the right-of-way line to the nearest wall of the principal building. **[Amended by Ord. 1015, 1/28/2013]**
3. Rear Yard. A rear yard of not less than 25 feet measured from the building foundation wall at the nearest point to the rear property line, subject to the exceptions set forth in § 27-1408 and except where a lot abuts railroad trackage. A rear yard is that yard directly opposite the front yard.
4. Side Yards. No building or structure shall be erected nearer than 10 feet to any side property line measured from the nearest foundation wall to the property line, subject to the exceptions hereinafter set forth in § 27-1408.
5. Building Coverage. Not more than 75% of the total lot area may be occupied by buildings.

**§ 27-1407. Exceptions for Side and Rear Yards. [Ord. 761, 8/26/1985, § 1406]**

1. In no case shall any building or structure be erected closer than 75 feet to any residential district. The area within 25 feet of the property line shall be a buffer area consisting of well-maintained lawns, evergreens, and suitable tree and shrub plantings.
  - A. Where a railroad separates a residential district from an LI Limited Industrial District, the required yard area parallel to such railroad shall be not less than 25 feet and this area may be used for parking.
  - B. In the case of corner lots, the required distance between the right-of-way line and the building line as shown on the zoning plan shall be considered a side yard, and in the case where a lot is bounded on its side or rear by a permanent right-of-way not less than 15 feet wide, such right-of-way shall count as a part of the side or rear yard.

**§ 27-1408. Height Restrictions. [Ord. 761, 8/26/1985, § 1407]**

1. The maximum height of any building or structure erected or enlarged in this district shall be 45 feet, with the following exceptions:

- A. The height of any building or structure may be increased to a maximum of 60 feet, when approved by the Zoning Hearing Board.
- B. The height of any water tower, chimney, stacks, communications antennae, and transmission towers may be increased as warranted, with the approval of the Zoning Hearing Board, provided that for every foot of height in excess of 35 feet there shall be added one foot to each yard requirement.