

Table 4.5. Light Industrial Form Standards

Table 4.5.1. LI Dimensional Standards	
Lot Occupation (See § 155-3.4, Lot occupation.)	
Lot width	100 feet
Lot area	200 square feet per unit or nonresidential lot
Impervious surface ¹	80% maximum
Setbacks (See § 155-3.5, Frontages.)²	
Principal building (feet)	
Front	12 minimum to 15
Side	0 or 25 minimum
Rear	25 minimum
River frontage ³	50 minimum
Railroad right-of-way	25 minimum
Accessory Building and Structures (feet)	
Front (measured from rear of PB)	20 minimum
Front corner	12 minimum
Side	0 or 5 minimum
Rear	None
Building Height (maximum) (See § 155-3.3, Building height.)	
Principal building	2 stories minimum to 10 stories maximum ⁴
Accessory building	n/a
Accessory structure	1 story up to 15 feet
Frontage Yard Types (See § 155-3.5, Frontages.)	
Common yard	Not permitted
Fenced yard	Not permitted
Shallow yard	Permitted
Urban yard	Permitted
Pedestrian forecourt	Permitted
Vehicular forecourt	Permitted
Facade Types (See § 155-3.5, Frontages.)	
Porch	Not permitted
Stoop	Not permitted
Common entry	Permitted
Arcade/colonnade	Permitted
Gallery	Permitted

Table 4.5. Light Industrial Form Standards

Table 4.5.1. LI Dimensional Standards	
Storefront	Permitted
Parking (See Article <u>VIII</u>, Parking Standards.)	
NOTES:	
1	Refer to § <u>155-4.5C(5)</u> , Impervious surface.
2	See § <u>155-4.5C(4)</u> , Additional setbacks.
3	Frontage shall be measured from the top of the retaining wall abutting the edge of the Schuylkill River or from an existing street. If the wall ends or is interrupted at any point, the measurement shall be taken from the linear extension of the wall equidistant from the river's edge.
4	All buildings with more than two stories require compliance with § <u>155-4.5L(1)</u> . For buildings five stories and above, a maximum of two stories may be devoted to residential uses.
PB	Principal building