

CHAPTER 19
LI, LIGHT INDUSTRIAL

SECTION 19.01 DESCRIPTION & PURPOSE It is the intent of the LI, Light Industrial District to provide for the development of a variety of industrial and ancillary uses that are characterized by low density land coverage; the absence of objectionable external impacts; and top quality, attractive industrial architecture. The regulations contained in this Chapter will facilitate the continued development of new, high-quality industrial facilities in a well planned environment so as to protect the public health, safety, and general welfare; promote economic stability and growth; prevent encroachment of uses that are incompatible with the industrial character of the district; encourage variety in the design and type of structures constructed; and provide for efficient traffic movement.

SECTION 19.02 PERMITTED USES No building, structure, or land shall be used and no building or structure erected in the Light Industrial District, except for one or more of the following specified uses, unless otherwise provided by this Ordinance:

- A. Non-manufacturing research and development establishments, including accessory laboratories, offices and other related facilities.
- B. Laboratories or technology centers.
- C. The manufacturing, compounding, processing, fabricating, packaging, treating, or assembling of the following materials provided that any structure used therefore shall be a minimum distance of 200 feet from any RP, RE, R-1, R-1A, R-2, R-3, or R-4 district or any lawfully existing residential use:
 - 1. Food products, limited to baked goods, confectionery, and beverages.
 - 2. Drugs and pharmaceutical products, cosmetics, and toiletries.
 - 3. Toys, jewelry, novelties, and athletic goods.
 - 4. Furniture, fixtures, and office equipment.
 - 5. Signs and displays.
 - 6. Engineering, optical, medical, photographic, and similar instruments.
 - 7. Electrical instruments and supplies.
 - 8. Apparel and other finished products made from fabrics, leather, canvas, fur, or similar materials.
 - 9. Printed, published or bound materials.
 - 10. Plastic injection moldings.
 - 11. Glass products.
- D. Regional warehousing or distribution centers.

- E. Wholesale establishments.
- F. Governmental public service buildings or public utility buildings.
- G. Medical, executive, administrative, professional, accounting, clerical or business office facilities and data processing centers.
- H. Corporate office facilities.
- I. Banks and financial institutions.
- J. Data Processing Centers.
- K. Business schools or colleges and trade or industrial schools.
- L. Mini warehouses and self-storage facilities.
- M. Warehousing and general storage.
- N. Emergency medical services.
- O. Retail sales where such use is clearly incidental to the primary use provided the area devoted to retail sales does not exceed 15 percent of the total floor area.
- P. Wireless Communication Facilities as regulated in Section 3.29A.1.

SECTION 19.03 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Wireless Communication Facilities as regulated in Section 3.29A.2.
- B. Indoor Recreation and Entertainment Centers and health or fitness centers, including indoor tennis or swim clubs, indoor hockey or ice skating rinks, paintball courses, and similar recreation and entertainment facilities within a completely enclosed building.
- C. Outdoor Recreational Facilities.
- D. Private or Public heliports.
- E. Contractor's Equipment Storage Yard.
- F. Outdoor Storage Area.
- G. The manufacturing, compounding, processing, fabricating, packaging, treating, or assembling of the following materials:
 - 1. Chemicals & chemical products such as plastics, synthetic fibers and cosmetics.
 - 2. Fabricated metal products.
 - 3. Tool and die shop and screw machine products.
- H. Vehicle sales, new or used, including automobiles, boats, motorcycles, travel trailers, snowmobiles and motor homes.

- I. Governmental Signs – Off Premise
- J. Billboards.

SECTION 19.04 AREA REGULATIONS No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following area regulations are provided and maintained in connection with such building, structure or enlargement.

- A. Front Yard.

Front Yard Setback adjacent to a state highway or county primary road.

There shall be a minimum front setback from any state highway or county primary road of 100 feet. Parking is permitted within the setback area provided that a 40 foot wide landscaped area, including the required buffer zone, is maintained adjacent to the street right-of-way line.

Front Yard Setback not adjacent to a state highway or county primary road.

There shall be a minimum front setback of 80 feet. Parking is permitted within the setback area provided that a 25 foot wide landscaped area, including the required buffer zone, is maintained adjacent to the street right-of-way.

- B. Side Yard – There shall be minimum side yards of 25 feet on each side except on the street side of corner lots where a front yard setback is required. Where a LI district abuts a RP, RE, R-1, R-1A, R-2, R-3 or R-4 district or any lawfully existing residential use on the side there shall be a minimum side yard of 50 feet on such side.
- C. Rear Yard – There shall be a minimum rear yard of 35 feet in this district except that where the district abuts a RP, RE, R-1, R-1A, R-2, R-3 or R-4 district or any lawfully existing residential use on the rear, a minimum rear yard of 50 feet shall be provided.
- D. Lot Width – All lots in this district shall have a minimum width of 200 feet.
- E. Lot Area – The minimum lot area for any use in this district shall be two acres.

SECTION 19.05 HEIGHT REGULATIONS No building shall exceed 35 feet in height or three stories, whichever is less.

SECTION 19.06 LOT COVERAGE The total area occupied by all buildings and structures shall not exceed 25 percent of the total lot area.

SECTION 19.07 REQUIRED CONDITIONS

- A. All operations shall be conducted completely within the confines of a building except as provided in Section 19.03 E or F.
- B. Heating, ventilation or air conditioning (HVAC) units, blowers, dryers or similar electrical or mechanical appurtenances shall be properly screened and shall not be located within any front or side yard. All roof-mounted heating, ventilation, or air conditioning units and similar electrical or mechanical appurtenances shall be screened from view from street level.
- C. All exterior lighting shall comply with the provisions provided in Chapter 31, Lighting.

- D. Off-street parking facilities are required in accordance with the applicable provisions of Chapter 29. In addition, no off-street parking spaces, access drives or loading areas shall be located within any minimum required side or rear yard setback area or any front yard except as permitted in this Chapter.
- E. Storm Water Detention and Retention Facilities – Any required storm water detention or retention facilities may be located within a required rear yard provided that they shall not be located within any required greenbelt area.
- F. Public Utilities – All uses located within a LI, Light Industrial District shall be served by a public sanitary sewerage system and a public water distribution system.
- G. Performance Standards –
 - 1. Noise – The sound produced from any use permitted in the Light Industrial District shall comply with the Township's Noise Ordinance. In addition, the Planning Commission may set additional standards as determined be necessary.
 - 2. Vibration – Any use within the Light Industrial District creating earth-shaking vibrations, such as are created by drop forges or hydraulic surges, shall be located and/or controlled in such a manner as to prevent transmission of earth-shaking vibrations beyond the lot lines of the lot on which the use is located, perceptible without the aid of instruments.
 - 3. Air Quality – Any use operating within the Light Industrial District shall fully comply at all times with all applicable rules and regulations of the Michigan Department of Environmental Quality and all other state and county agencies having jurisdiction.
- H. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- I. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- J. Site lighting shall be in accordance with Chapter 31.
- K. Site plan approval is required in accordance with Chapter 32.