

CHAPTER 10
I-1 LIGHT INDUSTRIAL DISTRICT

Section 10.1 Description and Purpose. The I-1 Light Industrial District is intended to provide for the development of warehousing, light industrial and limited commercial uses that are characterized by minimal land coverage and the absence of objectionable external effects.

- (a) The permitted light industrial uses and the authorized special land uses in this district are in general those characterized by the assembly, packaging, fabrication and compounding of goods and articles from previously prepared materials, rather than the manufacture of products from raw materials.
- (b) Uses that result in serious adverse effects upon other lands by reason of noise, vibration, odor, smoke, dust, dirt, glare, heat or other adverse effects are not permitted.
- (c) The district is intended for light industrial uses, warehousing, wholesaling and other permitted uses or specially authorized uses that are of limited size and scale and that are not incompatible with uses on nearby lands or in the vicinity.
- (d) Permitted light industrial uses and specially approved uses in the district shall be suitably located, screened, appropriately enclosed and otherwise moderated so that such uses shall not seriously interfere with or detract from the Township's generally rural character.

Section 10.2 Permitted Uses. Land, buildings and structures in the I-1 District shall be used only for the purposes stated in Table 10.2, as follows:

Table 8.2 Permitted Uses.	
1.	Compounding, packaging, and assembling from previously prepared materials for the production of: <ul style="list-style-type: none"> (a) Food products, including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage, and kindred foods. (b) Textile mill products, including woven fabric, knit goods, dying and finishing, floor coverings, yarn and thread, and other textile goods. (c) Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials. (d) Lumber and wood products, including mill work, prefabricated structural wood products and containers. (e) Furniture and fixtures. (f) Paperboard containers, building paper, building board, and bookbinding. (g) Printing and publishing.
2.	Wholesale establishments, including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals,

	paper products and furnishings, and lumber and building products.
3.	Trade and industrial schools.
4.	Lumber yards and other building supply establishments.
5.	Mini-warehouses and self-storage facilities. A portion of the site may be used for the outdoor storage of materials, equipment and boats if these items are well screened from the view of nearby properties and roadways.
6.	Building contractors such as painters, plumbers, electrical, cement, heating and air conditioning, fencing, and similar uses, provided that any materials or equipment kept outside shall be well screened from the view of nearby properties and roadways.
7.	Employee training facilities.
8.	Facilities for the processing of information and data.
9.	Heavy construction equipment sales, supplies and repair.
10.	Offices for or related to permitted light industrial uses.
11.	Laboratories for testing, sampling and research purposes.
12.	Laundry and dry cleaning facilities.
13.	Machining of small engines, equipment or tools.
14.	Printing and publishing business.
15.	Product research and development facilities.
16.	Testing, analysis and repair of high technology goods and devices, including electronic devices, computers, computer components, telecommunications devices and similar devices and equipment.
17.	Other similar light industrial uses that involve the manufacturing, assembly, compounding, processing, packing, treating or distribution of goods, articles or materials, but which do not involve heavy manufacturing, or manufacturing or other industrial processing from raw materials, when approved by the Planning Commission, based upon the following characteristics as to whether a proposed light industrial use is sufficiently similar to the above-listed permitted uses: <ul style="list-style-type: none"> (a) The size, nature and character of the proposed use, as compared to the permitted uses stated in this section. (b) The proximity of the use to adjoining properties. (c) The off-street parking area provided for the use. (d) Any potential traffic congestion or traffic hazard. (e) The extent to which the use is generally consistent with other light industrial uses on adjoining or nearby lands. (f) Whether the use may result in serious adverse effects on adjacent or nearby land uses or the surrounding area.

Section 10.3 Special Land Uses. The special land uses stated in Table 10.3 may be permitted if approved by the Planning Commission under Chapter 12.

Table 10.3 Special Land Uses.	
Special Land Use	Regulation or Exception
1. Light manufacturing that includes a	

	process of grinding, pressing, extruding, bending, or otherwise processing or finishing raw materials for wholesale or assembly.	
2.	Engineering laboratories.	
3.	Contractor yards for construction equipment.	Including but not limited to bulldozers, backhoes and dump trucks, but all such equipment and vehicles shall be stored indoors or otherwise well screened from view from outside the property.
4.	Open air businesses.	Including but not limited to the sale of farm implements, lawn and garden equipment sales and service, motor homes, manufactured homes and similar uses.
5.	Essential services buildings.	For public utilities only.
6.	Trade, vocational and technical school.	
7.	Transportation terminals.	
8.	Warehousing and storage facilities.	
9.	Wireless communication facilities.	Only those with antenna-towers exceeding 50 feet in height.
10.	Utility grid solar energy systems	
11.	Wind energy conversion systems exceeding 120 feet in height, or a single parcel proposed to have more than one wind energy conversion system.	

Section 10.4 Other Land Uses. Other land uses as stated in the respective section or chapter noted in Table 10.4, may be permitted as follows:

Table 10.4 Other Land Uses.	
Land Use	Regulatory Section of Ordinance
1. Accessory buildings and uses	Sections 4.6 and 4.7
2. Outdoor lighting	Section 4.19
3. Landscaping	Section 4.30
4. Signs	Chapter 14
5. Private roads	Section 4.20
6. Off-street parking and loading	Chapter 15
7. Essential services	Section 4.13
8. Nonconforming structures and uses	Chapter 16
9. Wireless communication facilities	Section 4.26 (towers not exceeding 50 feet)
10. Temporary building	Section 4.32

Section 10.5 Height, Yard and Area Requirements.

Table 10.5.1 Minimum Lot Area, Lot Width; Minimum Building Setbacks		
Minimum lot area		2 acres
Minimum lot width		300 feet measured at the front lot line
Minimum required building setbacks		
	Front yard	50 feet, except 75 feet on Highway M-57
	Side yards	Two side yards of at least 25 feet each, but a side yard next to land zoned in the R-R, MDR, MHC or L-R Districts shall be at least 50 feet wide
	Rear yard	50 feet, except 100 feet if adjacent to residentially zoned or used land

Table 10.5.2 Building Height Requirement; Minimum Building Floor Area; et al.	
Maximum building height	35 feet
Minimum building floor area	None required
Maximum impervious surface coverage of lot	40%

Section 10.6 Minimum Site Development Standards. The following minimum development standards stated in Section 10.6 shall apply to all lands and uses in the I-1 District:

Table 10.6 Minimum Site Development Standards	
1.	All storage and waste materials shall be kept in a completely enclosed building or within an area enclosed on all sides by a solid fence, substantial green belt or wall of at least six feet in height.
2.	All land uses shall be conducted such that any noise, smoke, dust, vibration or similar effect shall not adversely affect adjoining or nearby properties or adjacent streets.
3.	Industrial equipment, including trucks, shall not be operated such that they produce noise in excess of 75 decibels as measured at each property line.
4.	The location of driveways shall be determined in site plan review; they shall be located to minimize adverse impacts on adjacent or nearby lands.
5.	Land uses involving the repair or storage of damaged vehicles shall include the immediate removal of all fluids from such vehicles if it appears that leaking of vehicle fluids is occurring or could occur.

Section 10.7 Other Regulations. Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 10.7, as follows:

Table 10.7 Other Regulations	
Land Use	Regulatory Provision in Ordinance
1. Existing parcels of land	Section 4.3
2. Height exceptions	Section 4.9
3. Inoperable motor vehicles	Section 4.21
4. Trash and junk	Section 4.22
5. Corner lots	Section 4.10
6. Fences and walls	Section 4.25
7. Lot depth to width ratio	Section 4.15

