

ARTICLE VII

I-1 - LIGHT INDUSTRIAL DISTRICT

SECTION 7.10 PURPOSE:

The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material.

The general goals of this use district include, among others, the following specific purposes:

- 7.10.1. To provide sufficient space, in appropriate locations, to meet the needs of the Townships expected future economy for all types of manufacturing and related uses.
- 7.10.2. To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
- 7.10.3. To promote manufacturing development which is as free as is technically possible from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibrations, smoke, odor, and other objectionable influences.
- 7.10.4. To promote the most desirable use of land in accordance with a well considered plan. To protect the character and establish patter of adjacent development, and in each area to conserve the value of land and buildings and other structures.
- 7.10.5. Signs as provided in Article IX of this Ordinance.

SECTION 7.20 PERMITTED USES:

The following uses are permitted in all I-1 Districts.

- 7.20.1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.
- 7.20.2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured on those sides abutting A-1, AE, R-1, RM-1, RMH, OS, C-1, C-2 Districts, and on any front yard abutting a public thoroughfare except as provided in this ordinance. The screening shall be in accordance with the minimum landscape standards of this ordinance and shall be evaluated for adequacy by the Planning Commission.
 - a. Warehousing and wholesale establishments, and trucking facilities.

- b. The manufacture, compounding, processing, packaging, or treatment including such products, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops.
 - c. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials; bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
 - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments or devices, radios and phonographs.
 - g. Laboratories - Experimental, film or testing.
 - h. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - i. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.
 - j. All public utilities, including buildings, necessary structures, storage yards and other related uses.
- 7.20.3. Warehouse, storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad rights-of-ways. Freight terminals.
- 7.20.4. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. In an I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage and in accordance with the landscape standards of this ordinance.
- 7.20.5. Municipal uses such as water treatments plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.
- 7.20.6. Greenhouses.
- 7.20.7. Trade or industrial schools.
- 7.20.8. Retail uses of an industrial character, such as lumber yards, farm implement sales.

7.20.9. Eating and drinking establishments.

7.20.10. Banks and financial institutions.

7.20.11. Industrial clinics.

7.20.12. Indoor tennis court, racquet ball courts, and health clubs.

7.20.13. Motels.

7.20.14. Other uses similar in character to the above.

7.20.15. Accessory buildings and uses customarily incidental to any of the above permitted uses.

7.20.16 Signs as provided in Article IX of this Ordinance.

SECTION 7.30 CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article X of this ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

7.30.1. Living quarters for a watchman or caretaker including his or her family accessory to the industrial use of the property subject to the following conditions:

- a. The living quarters shall be a detached structure not exceeding 900 square feet in floor area.
- b. The watchman or caretaker shall be a full-time employee of the industrial facility on whose property the residence is located.
- c. The Planning Commission may impose setback requirements so as to assure the public health, safety and general welfare. In determining setback requirements, the Planning Commission shall consider the use of adjacent properties, the use of existing and proposed buildings and structures on the site, access drives to the site, and traffic patterns within the site.
- d. A separate building permit shall be required to construct a watchman or caretaker residence. The permit shall state that the residence is accessory to the industrial use of the property and cannot be sold separate from the industrial use. The applicant shall record the permit in its entirety with the office of the Lenawee County Register of Deeds in such a manner that the permit is reflected on the chain of title of all parcels of property involved with the industrial facility. Proof of this recording shall be submitted to the Township Building Inspector within ten (10) days after the issuance of the building permit. No demolition, construction, or remodeling may be commenced pursuant to the permit until proof of recording has been filed with the Township Building Inspector.

- 7.30.2 Bag cleaning, blast furnace, boiler or tank works, central mixing plant for cement, mortar, plaster or paving materials, coke oven, curing, tanning, storage or processing of animal products of any kind, distillation of bones, coal or wood, distillation of tar, drilling for oil, gas or other hydro-carbon substances, yards for the handling, fat rendering, hog farm including the feeding of garbage, livestock feed yard, abattoirs, and all other uses similarly objectionable.
- 7.30.3 Radio, Television Station and Microwave towers subject to 10.70.7.
- 7.30.4 Kennels subject to Section 10.70.11.
- 7.30.5 Junk yards subject to Section 10.70.18.
- 7.30.6 Sanitary landfills and solid waste disposal facilities subject to Section 10.70.21.
- 7.30.7 Gravel mining, quarries, and earth removal subject to Section 10.70.22.
- 7.30.8 Private clubs and lodges, subject to Section 10.70.15.
- 7.30.9 Rental hall facilities, subject to Section 10.70.15.

SECTION 7.40 SITE PLAN REVIEW:

For all permitted and conditional uses, a site plan shall be submitted in accordance with Section 9.90.

SECTION 7.50 DIMENSIONAL REQUIREMENTS:

In accordance with Section VIII.