

ARTICLE 16. - LI—LIGHT INDUSTRIAL DISTRICT

Section 16.01. - Purpose.

This district is composed of these areas of the township whose principal use is or ought to be light manufacturing and other limited industrial uses. Those uses shall generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants and other harmful or obnoxious matter. This district has been located within the township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of unacceptable uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded. All commercial development within this District shall be serviced by a public water supply public sanitary sewer. The public water supply shall be capable of providing fire protection meeting standards of the Michigan Insurance Services Office (ISO) and codes promulgated by the National Fire Protection Association (NFPA) and shall be further capable of meeting these standards for existing and planned land uses within the residential neighborhoods having proximity to the commercial center. The sanitary sewer service shall have capacity to collect wastewater from the center together with existing and planned land use for the entire service area of the sanitary sewer district in which sewers are located.

Section 16.02. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- a. Mini-storage warehouse facilities, subject to the conditions in article 10.
- b. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
- c. Packaging of previously prepared materials, including recycling and the baling of discards, old iron or other metal, wood lumber, glass paper, rags, cloth or similar materials; provided, however, that if such activities are performed outside of the building, they would only be permitted if behind and under the height of an opaque permanently maintained wall or fence.
- d. Printing, lithographies, blueprinting and similar uses.
- e. Wholesale warehousing and material distribution centers, provided all products and materials are enclosed within a building.
- f. Light manufacturing industrial use which by nature of the materials, equipment and

process utilized are to a considerable extent clean, quiet and free from objectionable or dangerous nuisances or hazards including any of the following goods and materials: drugs, jewelry, musical instruments, sporting goods, glass products, small household appliances, electronic products, baked and dairy products, frozen food lockers, advertising displays, tents and awnings, brushes and brooms, cameras and photographic equipment and supplies, wearing apparel, leather products and luggage but not including tanning, and products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell or yarn. Other manufacturing uses, including foundries, may be permitted provided that a 50-foot greenbelt is established where abutting a residential zone.

- g. An accessory use, building(s) or structure(s).
- h. Essential service structure.
- i. A sign, only in accordance with the regulations specified in article 8.
- j. Office uses.
- k. Bus, truck, taxi and retail terminals.
- l. Banks.
- m. Gasoline service station and automobile repair.
- n. Contractor's establishment.
- o. Temporary building or trailer office.
- p. Open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental or manufactured products or equipment, small tools, pneumatic-tired two- and four-wheeled utility trailers, household equipment, pneumatic transit cement mixers, wheelbarrows, rollers and similar products or equipment.
- q. Trucking or cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.
- r. Open industrial uses or industrial product or materials storage, provided that any activity in which products or materials are being processed or stored are located, transported or treated outside of a building and are not within enclosed apparatus vessels, or conduits, such use shall be provided with an opaque, permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts or concrete set below the frost line; if a wall is provided, its foundation likewise shall extend below the frost line.

Section 16.03. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in article 10:

- a. Telecommunication towers, per section 10.27 of this ordinance.
- b. Adult entertainment uses.
- c. New and used vehicle sales and service and body shops.
- d. A marijuana grower as authorized by Article IV of Chapter 18 of the Emmett Charter Township Code of Ordinances.
- e. A marijuana processor as authorized by Article IV of Chapter 18 of the Emmett Charter Township Code of Ordinances.
- f. A marijuana provisioning center as authorized by Article IV of Chapter 18 of the Emmett Charter Township Code of Ordinances;
- g. A marijuana secured transporter as authorized by Article IV of Chapter 18 of the Emmett Charter Township Code of Ordinances.
- h. A marijuana safety compliance facility as authorized by Article IV of Chapter 18 of the Emmett Charter Township Code of Ordinances.

(Ord. No. 1-2018(2), § 8, 3-22-2018; Ord. No. 5-2018, § 8, 9-13-2018)

Section 16.04. - Regulations.

The following regulations shall apply in all "LI"—light industrial districts:

- a. *Lot area*. No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central water supply system or a central sanitary sewage system, in which case there shall be provided a minimum lot area of 20,000 square feet.
- b. *Lot width*. The minimum lot width for lots served with a public water supply system or a public sanitary sewage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.
- c. *Lot coverage*. The maximum lot coverage shall not exceed 60 percent.
- d. *Yard and setback requirements*.
 1. Front yard. No less than 35 feet or the prevailing setback.
 2. Side yard. Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street shall not be less than 35 feet.
 - 3.

Rear yard. Not less than 35 feet.

4. The above requirements shall apply to every lot, building or structure.
- e. *Height.* Except as is otherwise provided in the ordinance, no building or structure shall exceed a height of 35 feet.
- f. *Required off-street parking.* As required in article 9.