

ARTICLE 22.00

I-1, Light Industrial District

Section 22.01 Statement of Purpose

The intent of the I-1, Light Industrial District is to provide locations for planned industrial development, including development within planned industrial park subdivisions and on independent parcels. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Permitted uses should be compatible with nearby residential or commercial uses. Accordingly, permitted manufacturing, distribution, warehousing, and light industrial uses permitted in this district should be fully contained within well-designed buildings on amply-landscaped sites, with adequate off-street parking and loading areas.

Section 22.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned I-1, Light Industrial District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

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.
2. Greenhouses and plant nurseries.
3. Essential services, subject to the provisions in Section 2.16.
4. Wireless communications facilities on monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
5. Small wine makers and hard cider producers, subject to the regulations in Section 8.02(JJ).
6. Temporary real estate auctions, subject to the provisions in Section 8.02, sub-section LL.
7. Temporary general auctions, subject to the provisions in Section 8.02, sub-section LL.
8. Small distillers, subject to the regulations in Section 8.02(OO).
9. Data processing and computer centers, including electronic data processing and computer equipment service establishments.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the AG-SF District shall be permitted, subject to the provisions in Section 2.03:

1. Roof and building-mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

C. Special Land Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 29.03.

1. The manufacturing, compounding, processing, packaging, treatment, or fabrication of such products as: bakery goods, candy, ceramics, cosmetics, clothing, jewelry, instruments, neon or electric signs, optical

- goods, pharmaceuticals, toiletries, food products (except fish, sauerkraut, vinegar, yeast, rendering or refining of fats and oils, and similar food products involving the creation of odors or other offensive impacts), hardware, and cutlery.
2. The manufacturing, compounding, assembling, or treatment of articles or goods from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, yarns, sheet metal, wax, wire, and wood.
 3. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 4. The manufacture or assembly of musical instruments, toys, novelties, sporting goods, photographic equipment, and metal or rubber stamps, or other small molded rubber products.
 5. The manufacture light sheet metal products, including heating and ventilating equipment, cornices, eaves, and similar products.
 6. Metal polishing and buffing, but not including metal plating.
 7. Laboratories involved in basic research, experiment, design, testing, or prototype product development.
 8. The manufacturing or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 9. Manufacturing and repair of electric or neon signs.
 10. Printing, lithography, blueprinting, and similar uses.
 11. Warehousing and wholesale activities.
 12. Tool, die, gauge, and machine shops.
 13. Lumber yards or building material sales establishments, which may have storage in partially open structures, subject to the following conditions:
 - a. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.
 - b. Open storage structures shall be enclosed on three sides and shall have a roof.
 - c. The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high chain link fence or masonry wall, constructed in accordance with Article 6.00.
 - d. A landscaped greenbelt with a minimum width of twenty (20) feet shall be required adjacent to any street, in conformance with Section 5.02, sub-section D.
 14. Central dry cleaning plants and laundries, provided that such plants do not deal directly with the customer at retail.
 15. Railroad classification yard and related facilities, including rail car storage, marshaling, switching and transfer facilities; facilities for maintaining railroad cars; tool and equipment storage buildings; radio communication towers; transmission towers; and crew quarters.
 16. Construction equipment and related equipment sales, leasing, and storage, subject to the following conditions:
 - a. Where feasible, equipment shall be stored inside. Open storage structures may be permitted by the Planning Commission, provided that such structures are enclosed on three sides and have a roof.
 - b. Storage yards shall be screened from any abutting public or private road in accordance with Section 5.02, sub-section E.
 17. Contractor's storage yards and landscaping contractor's operations, provided that such yards are completely enclosed within a masonry wall or screening, that is a minimum of five (5) feet in height but may be required to be up to eight (8) feet in height, in accordance with Section 5.02, sub-section E. All such uses shall comply with requirements for outside storage in Section 22.03, sub-section A.

18. Public utility or municipal service buildings, including electric or gas service buildings and yards, telephone exchange buildings, electric transformer stations, gas-regulator stations, water treatment plants and reservoirs, and sewage treatment plants.
19. Oil and gas processing facilities, subject to the provisions in Section 8.02, sub-section T.
20. Recycling collection stations and centers.
21. Automobile repair garages, including minor and major repair, subject to the provisions in Section 8.02, sub-section D and provided that all operations are carried on within a completely enclosed building.
22. Radio and television transmitting and receiving towers, subject to the provisions in Section 8.02, sub-section V.
23. Mini-warehouses, subject to the provisions in Section 8.02, sub-section Q.
24. Commercial kennels and/or veterinary clinics, subject to the provisions in Section 8.02, sub-section P and DD.
25. Retail uses which are typically industrial-like in character because of their outdoor storage requirements or the nature of their operations, including but not necessarily limited to lumber yards, building material outlets, boat sales, agricultural implement dealers, big box retailers (such as warehouse stores and similar stores typically ranging in size from 50,000-300,000 sq. ft. in floor area) and so forth.
26. Crematoriums.
27. Other research or light manufacturing uses similar to the above.
28. Limited office and retail operations may be permitted in the I-1 district, subject to the following requirements:
 - a. Principal and special land uses and structures permitted in the B-2, Commercial Center District, may be permitted in the I-1 district.
 - b. Retail operations shall occupy no more than twenty five (25%) of the total floor area of the business.
 - c. The type and quantity of traffic generated by the office and retail sales operations shall be compatible with permitted industrial uses in the I-1 district.
 - d. Adequate parking shall be provided for the office and retail sales operations, as specified in Article 4.00.
 - e. In addition to the office and retail sales permitted in accordance with items a through e, an additional five percent (5%) of the total floor area of the business may be occupied by retail or service uses that are intended to serve the employees and visitors of the principal industrial use. Such retail and service uses may include: convenience stores, drug stores and other retail uses that are intended to serve the convenience shopping needs of employees and visitors; personal service uses, such as a dry cleaners or barber shop; restaurants or cafeterias; and, financial institutions, such as a bank or credit union.
29. Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
30. Permanent on-line auctions, permanent auction houses, permanent vehicle auctions, and permanent general purpose auctions, all of which are subject to Section 8.02, sub-section LL.
31. Uses and structures accessory to the above, subject to the provisions in Section 2.03. Accessory office and sales operations may be permitted where such activities are clearly incidental to the principal industrial use.
32. Community solar facilities and Utility Grade solar facilities, subject to the regulations in Section 8.02, subsection QQ.5.
33. Other uses similar to the above, subject to the provisions in this Article.

Section 22.03 Development Standards

A. Required Conditions

Except as otherwise noted, buildings and uses in the Light Industrial District shall comply with the following requirements:

1. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with the Performance Standards set forth in Article 9.00.
2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified.
3. Where applicable, machinery shall comply with the standards in section 8.02, sub-section BB.
4. Outside storage may be permitted, subject to the following conditions:
 - a. Outside storage areas shall be located no closer than one hundred fifty (150) feet to any street right-of-way line and no closer than twenty (20) feet to all other property lines.
 - b. Outside storage areas shall be located no closer than three hundred (300) feet to any residential district.
 - c. Outside storage areas which have the potential to be visible from a public or private road or which abut a residential or commercial district shall be screened by a wall or fence, constructed in accordance with Article 6.00.
 - d. No materials shall be stored above eight (8) feet in height.
 - e. Proper access to all parts of the storage areas shall be provided for fire and emergency vehicles.

B. Site Plan Review

Site plan review and approval is required for all new construction and expansion of existing buildings, in accordance with Section 29.02.

C. Area, Height, Bulk, and Placement Requirements

Buildings and uses in the Light Industrial District are subject to the area, height, bulk, and placement requirements in Article 28.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Regulations	
Minimum Lot Area	90,000 sq. ft.
Minimum Lot Width	300 ft.
Maximum Height	2 stories, 40 ft.
Minimum Front Setback	75 ft.
Minimum Side Setback	40 ft.
Minimum Rear Setback	40 ft.

D. Planned Development

Planned Development is permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Section 29.04.

Section 22.04 – Penalties and Enforcements

Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine

not to exceed \$100.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.