

CHAPTER 8
LI – LIGHT INDUSTRIAL DISTRICT

SECTION 8.01 DESCRIPTION AND PURPOSE. This district is intended to accommodate wholesale, warehousing, light manufacturing, storage, and other industrial-related uses which have minimum potential impact on surrounding property.

SECTION 8.02 PERMITTED USES. Land and/or buildings in the LI District may be used for the following purposes as permitted uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

- A. Office buildings for executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the Zoning Administrator.
- B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- C. Research and development facilities, including production activities.
- D. Wholesale establishments.
- E. The manufacture, compounding, processing, packaging, warehousing, or treatment of such products as foodstuffs (excepting slaughterhouses or other similar uses), cosmetics, pharmaceuticals, pottery or other ceramic products, musical instruments, toys, furniture, molded rubber products, electrical appliances, electronic instruments, signs, light sheet metal products, hardware, tool, die, gauge, and machine shops, excluding stamping operations.
- F. Laboratories (experimental, film, or testing).
- G. Dry-cleaning and laundry establishments performing cleaning operations on the premises, excluding retail/service operations.
- H. Trade or industrial schools.
- I. Utility and public service buildings, including storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- J. Contractor’s showrooms and storage yards.
- K. Accessory buildings, structures, and uses.
- L. Medical marihuana enterprise, subject to the specific standards of Section 2.37.
[Section 8.02.L added 7/6/11]

- M. Body shops [Section 8.02.M added 9/2/15]

SECTION 8.03 SPECIAL LAND USES. Land and/or buildings in the LI District may be used for the following purposes, following review by Planning Commission and approval by the Township Board as a special land use as regulated by Chapter 12: [Section 8.03, opening paragraph, amended 10/6/93]

- A. Lumber and planing mills. [Section 8.03.A deleted, subsequent paragraphs renumbered, 9/2/15]
- B. Metal plating, buffing, and polishing.
- C. Commercial storage warehouses.
- D. The manufacture, compounding, processing, packaging, or treatment of products requiring stamping or punch press operations.
- E. Junk yards, salvage yards.
- F. Adult uses.
- G. Warehousing, bulk storage, and transport of propane, liquid petroleum, fuel oil, and similar fuels, not including gasoline, used by consumers in the Township and surrounding areas. [Section 8.03.H added 1/3/96]
- H. Towers in excess of 50 feet in height for commercial wireless telecommunication services, and related equipment and accessory structures. (11-5-97)
- I. Oil and gas structures. [Section 8.03.J added 7/2/14]

SECTION 8.04 SITE DEVELOPMENT REQUIREMENTS. No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

- A. The outdoor storage of goods or materials shall be screened from the view from the street or from abutting properties.
- B. All industrial activities shall be conducted wholly within a completely enclosed building, except for loading and unloading operations and on-site parking of vehicles.

FRONT YARD	100 feet
	The first 35 feet of the front yard area, except for necessary entrance drives, shall be landscaped.
SIDE YARD	Side abutting residential districts or uses - 75 feet
	Side abutting other districts - 50 feet
	Street side of a corner lot - 50 feet
REAR YARD	Abutting residential districts or uses - 100 feet
	Abutting other districts - 50 feet
LOT COVERAGE	50%
BUILDING HEIGHT	40 feet
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	150 feet