

ARTICLE 20 - LI - LIGHT INDUSTRIAL DISTRICTS

SECTION 2000. INTENT

The Light Industrial District is intended to provide for the limited industrial and manufacturing uses. These districts are intended to be located so as to reduce a negative impact on the Township's agricultural and residential character. Also, design standards are intended to minimize the negative impacts of development within these districts. This district is intended to be within close proximity to I-69, M-21, the Village, existing or proposed utilities, and access to adequate paved roads for these more intense uses.

SECTION 2001. PRINCIPAL PERMITTED USES

In the Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following uses when carried out entirely within an enclosed building:

- A. The manufacturing, compounding, processing, packaging, treatment, or fabrication of such products as: bakery goods, candy, ceramics, cosmetics, clothing, electrical and electrical equipment, jewelry, instruments, optical goods, pharmaceutical, toiletries, hardware, cutlery and pottery.
- B. Research, experimental, film or testing laboratories.
- C. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities including but not limited to lumberyards, home centers, or building materials outlets.
- D. Educational facilities, trade and vocational schools.
- E. Assembly of electrical appliances, electronic instruments or precision devices, radios, musical instruments, toys, novelties, sporting goods, and photographic equipment.
- F. Warehousing, storage, or wholesale facilities.
- G. Cold storage, warehousing and distribution uses, and similar businesses involved in the receipt, storage, sales, and delivery of remanufactured products.
- H. Meeting halls for union, trade or similar organizations.
- I. Offices of an engineering, electrical, or industrial design firm or other similar use.
- J. Self-storage facilities (Mini warehouses).
- K. Wireless Communication Facilities subject to the standards of Section 1325.
- L. Uses similar to the principal permitted uses above may be permitted by the Planning Commission based upon findings of fact.

SECTION 2002. SPECIAL LAND USES

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1515:

- A. Motor freight and truck terminals (Section 1324).
- B. Central dry cleaning plants (Section 1327).
- C. Utility and Public Service Facilities (Section 1327).
- D. Tool, die, gauge, metal plating, and machine shops (Section 1332).
- E. Outdoor Storage Yards for contractors equipment, vehicles, and materials including but not limited to salvage, junk, recycling, reclamation, or scrap yards (Section 1317).
- F. Yard Waste Composting Facilities (Section 1317).
- G. Lumber and Planing Mills (Section 1330).
- H. Mining and Extraction (Section 1310).

SECTION 2003. ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203, including accessory outdoor storage which conforms with the provisions of Section 1326 (special approval not required).

SECTION 2004. DEVELOPMENT REGULATIONS

All uses within the LI District shall comply with the following required conditions:

- A. Except as otherwise provided in this Article, all uses shall be conducted wholly within a completely enclosed building.
- B. Outdoor storage is permitted which is clearly accessory to the permitted principal use, limited in scale, incidental to the primary indoor use(s) on the site, and completely screened in accordance with site requirements of Section 1212.
- C. No truck well, loading dock or door, shall be permitted on or in the wall of the building which faces an abutting residential district and only pedestrian exits or emergency doors shall be allowed on such wall. All loading / unloading docks and truck wells shall be place on or in the wall of the building that is opposite the boundary of the residential district or on the wall that lies approximately at a ninety (90) degree angle to the residential district boundary. If such dock, truck well or door shall be recessed by not less than sixty (60) feet from the front wall of the building in order to provide that a truck tractor and trailer shall not, when in place for loading or unloading at the dock or well, project past the front wall of

the building. Also, the site plan and driveways shall be designed in such a manner to discourage truck access to that portion of the lot or site that is adjacent to the residential district.

- D. Waste materials of any sort shall be screened from public view by a masonry wall and shall be consolidated in a defined dumpster / trash receptacle area as approved by the Planning Commission.
- E. Exterior site lighting shall be in accordance with Section 1210. In addition, where a building wall faces an abutting residential district there shall be no floodlighting of such facade. This shall not preclude the lighting of doorways on such facades.
- F. For all uses permitted in the LI District there shall be a finding by the Planning Commission that:
 - 1. The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts.
 - 2. The intended truck delivery service can be effectively handled without long term truck parking on site.
 - 3. The lighting, noise, vibration, odor, and other possible impacts are in compliance with standards and intent of this article and performance standards of Section 1207.
 - 4. The storage and/or use of any volatile, flammable or other materials shall be fully identified in the application and shall comply with any Township ordinance regarding toxic or hazardous materials.
- G. All uses in this district require site plan review and approval. Site plans shall be prepared in accordance with the requirements of Section 1215 of this Ordinance and shall be reviewed and approved by the Planning Commission prior to issuance of a building permit.
- H. See Article 12, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.
- I. Except where otherwise regulated in this Article, refer to Section 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the minimum yard setback requirements and development options.
- J. No required front yard space in any LI - Light Industrial district shall be used for the storage or parking of vehicles or any other materials or equipment.
- K. The storing or parking of machinery, equipment, vehicles, or other materials is prohibited in any open areas.