

ARTICLE XII
LI Light Industrial District

§ 220-12-1. Purpose of District.

This zoning district is derived from the Industrial future land use classification in the Master Plan. The District is intended for light industrial applications that are not likely to require public utilities, and will be designed to be compatible with other land uses in the area. The allowed industrial uses should be developed with appropriate utility and transportation connections, and in harmony with the area's natural features, with minimal impact on the environment or the surrounding community.

§ 220-12-2. Permitted uses.

The following uses are designated as permitted uses in this District:

- A. Essential services.
- B. Industrial establishments involving only the assembly and/or packaging of such products as food products (not including the processing of livestock), candy, musical instruments, optical goods, toys, novelties, electrical equipment, and appliances, where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- C. Storage rental units completely within an enclosed building, for items such as household goods, vehicles, and recreational equipment.
- D. Tool and die business, including metal working machine shops involving the use of grinding or metal cutting tools, manufacturing of tool dies/molds/jigs/fixtures (excluding the production of stampings, castings, forging, and similar production run parts), where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- E. Wholesaling and warehousing of goods and products such as automotive equipment, dry goods, apparel, groceries and related products, raw farm products (not including livestock), electrical goods, hardware products, plumbing products, heating equipment and supplies, machinery, alcoholic beverages, paper and paper products, furniture and home furnishings, and any product the manufacture of which is allowed in this District, where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- F. Crop farming.
- G. Accessory uses/buildings/structures; provided, however, that the keeping or raising of livestock and other agricultural uses other than crop farming are not allowed in this District as an accessory use or otherwise. Also see §220-16-13.B. for potential

implications of Michigan Right To Farm Act siting guidelines for new and expanding commercial livestock production facilities.

H. Signs, in accordance with the applicable provisions of Article XVIII.

§ 220-12-3. Special land uses.

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Chapter:

- A. Automobile service stations, where no junk vehicles, parts, or vehicles not containing all of their body parts are stored overnight unless adequately screened as determined by the Planning Commission pursuant to applicable standards in this Chapter.
- B. Broadcast/transmission towers.
- C. Central laundry plants.
- D. Industrial facilities for the assembly, fabrication, manufacture, packaging or treatment of products from the following previously prepared materials: canvas, cellophane, caulk, cork, felt, fiber, glass, leather, paper/cardboard, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stamping such as automobile fenders or body panels or those requiring in excess of 400 tons of manufacture), textiles, wax, wire, wood (excluding saw and planing mills and yards), where all such operations, equipment and storage are completely contained within a fully enclosed building and where all loading/unloading areas and facilities are located at or near the rear of the building
- E. Laboratories (mechanical or environmental research/testing).
- F. Municipal waste treatment or water treatment facilities.
- G. Refueling stations.
- H. Repossession lots/storage, including retail sales of repossessed items.
- I. Salvage and/or recycling centers.
- J. Wireless communications support structure.
- K. Small wind energy conversion system.
- L. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this District, and therefore compatible with such uses as determined by the Zoning Administrator.
- M. Marihuana Grower (Class A, B, or C).
- N. Medical Marihuana Grower (Class A, B, or C).

- O. Marihuana Processor.
- P. Medical Marihuana Processor.
- Q. Marihuana Secure Transporter.
- R. Medical Marihuana Secure Transporter.
- S. Marihuana Safety Compliance Facility.
- T. Medical Marihuana Safety Compliance Facility.
- U. Retail sales of building materials and/or light industrial related products contained in an enclosed building, or screened from view from public streets, and where all loading/unloading areas are located at or near the rear of the building.
- V. Outdoor storage yard for recreational vehicles and boats.

§ 220-12-4. Density, area, height, bulk and placement regulations.

In accordance with Article XV, except as otherwise specified in this Article or Chapter.

§ 220-12-5. Site plan review.

Site plan review is required for all permitted uses and special land uses, and for other uses as specified in § 220-21-1.B.

§ 220-12-6 Architectural standards.

The architectural standards applicable in the LC Lake Commercial District are also applicable in this District (see § 220-10-6).