

## ARTICLE XI

### LI - LIGHT INDUSTRIAL DISTRICT

#### SECTION 11.01 Purpose

This District is composed of those areas of the Township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses 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 incompatible uses, and to lesson 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. Connection to a public sewer system shall be required unless a private system is determined more feasible and meets all requirements of the Hillsdale County Health Department.

#### SECTION 11.02 Permitted Uses

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

- A. Research oriented and light industrial park use.
- B. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
- C. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood lumber, glass, paper, rags, cloth or other similar materials.
- D. Printing, lithographic, 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 nuisance or hazard including any of the following goods and materials:
- G. 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 products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell or yarn.

- H. An accessory use, building or structure.
- I. A sign only in accordance with the regulations in ARTICLE XIV.
- J. Essential service structures and buildings.
- K. Mini storage warehouse facility.

### SECTION 11.03 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 XVI.

- A. Restaurants and cafeteria facilities for employees.
- B. Bus, truck, taxi and rail terminals.
- C. 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 of manufactured products or equipment, small tools, pneumatic tired two- and four-wheeled utility trailers, such as household equipment, pneumatic transit cement mixers, wheelbarrows, rollers and similar products or equipment.
- D. Airport
- E. Gasoline service station
- F. Banks
- G. Temporary building or trailer office
- H. Junk Yards.
- I. Telecommunication Towers

### SECTION 11.04 Regulations

The following regulations shall apply in al LI - Light industrial Districts.

- A. LOT AREA: No building or structure shall be established on any lot less than one (1) acre in area.
- B. LOT WIDTH: The minimum lot width shall be two hundred (200) feet.
- C. LOT COVERAGE: The maximum lot coverage shall not exceed twenty five (25) per cent.
- D. YARD REQUIREMENTS:
  - 1. Front Yard: Not less than seventy (70) feet from the right-of-way line, as verified by the Hillsdale County Road Commission, if necessary.
  - 2. Side Yard: Least width of either yard shall not be less than twenty (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 thirty five (35) feet.
  - 3. Rear Yard: Not less than thirty five (35) feet.
  - 4. The above requirements shall apply to every lot, building or structure.
- E. HEIGHT: Except as is otherwise provided in this Ordinance, no building or structure should exceed a height of forty five (45) feet.
- F. Required off-street parking: As required in ARTICLE XV.