

## **CHAPTER 12**

### **LI LIGHT INDUSTRIAL DISTRICT**

#### **SECTION 12.01 DESCRIPTION AND PURPOSE**

- A. This District is intended for Industrial uses generally limited to those areas that are or may be served by public utilities. Certain industrial uses may be permitted without utilities, but will usually be restricted to those operations not requiring large scale waste disposal or water use, such as automobile repair businesses and small machine and fabricating shops.
- B. Industrial properties will generally have the following characteristics:
1. Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
  2. Availability of public utilities.
  3. Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
  4. Designed to limit any negative effects on existing homes or other uses.
- C. The intent of the District is also to provide opportunities for more intensive development that allows for economic and employment opportunity expansion within the township without detracting from the rural character of the rest of the community.

#### **SECTION 12.02 PERMITTED USES**

Land and/or buildings in the LI District may be used for the following purposes as Permitted Uses:

- A. Manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional, scientific and controlling instruments, photographic and optical goods, and electronic and electrical equipment such as:
1. Appliances.
  2. Audio units, radio equipment and television equipment.
  3. Communication, transmission and reception equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment.
  4. Computer equipment and accessory systems.
  5. Food products, bakery goods, candy and beverages.
  6. Graphics and art equipment.
  7. Metering instruments.
  8. Optical devices, equipment and systems.

9. Photographic equipment.
  10. Radar, infrared and ultra-violet equipment and systems.
  11. Scientific and mechanical instruments such as calipers and transits.
  12. Testing equipment.
- B. Manufacturing, processing, packaging or assembling of the following:
1. Fabrication of paper and wood products such as office supplies, bags, books, cabinets, furniture, and toys.
  2. Pharmaceutical preparation, cosmetics, and toiletries.
  3. Prefabricated buildings and structured members.
  4. Stone, clay, glass and leather products.
- C. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- D. Financial and business service establishments, banks and credit unions, with or without drive through services.
- E. Health and fitness clubs.
- F. Printing, publishing and related activities.
- G. Private service clubs, fraternal organizations and lodge halls.
- H. Professional offices for doctors, dentists, lawyers, architects, engineers and other similar professions.
- I. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where those offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
- J. Small Solar Energy Systems. **(Amendment 12-11-2018)**
- K. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- L. Veterinary clinics and commercial kennels.
- M. Warehousing, refrigerated and general storage.
- N. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.
- O. Self Service Storage Facility.

### **SECTION 12.03 SPECIAL LAND USES**

Land and/or buildings in the LI District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Adult Uses.
- B. Asphalt and concrete mixing plants.
- C. Automobile repair (major and minor).
- D. Automobile service stations.

- E. Building material sales.
- F. Farm machinery sales.
- G. Indoor and outdoor commercial recreation including bowling, miniature golf course, outdoor skating rinks and similar uses.
- H. Large Solar Energy Systems. **(Amendment 12-11-2018)**
- I. Medium Solar Energy Systems. **(Amendment 12-11-2018)**
- J. Solid waste transfer stations and/or solid waste processing facilities.
- K. Manufacturing, processing or packaging of plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products.
- L. Metal fabrication.
- M. Recycling centers.
- N. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- O. Skilled trade and general construction contractors’ offices, warehouses and yards.
- P. Tool and die, job, machine, and skilled trade shops.
- Q. Trucking terminals.

**SECTION 12.04 DISTRICT REGULATIONS**

- A. No main building or structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot and yard requirements are as noted below.

<b>LI DISTRICT DEVELOPMENT REQUIREMENTS</b>			
	<b>Front</b>	<b>Side</b>	<b>Rear</b>
<b>Yards</b>	50 ft.	50 ft.	40 ft.
	No parking is permitted in the first 35 ft. of the front yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the front yard from the front lot line	No parking, loading or other activities are permitted in the first 25 ft. of the front yard from the side lot line
<b>Building Height</b>	60 ft.		
<b>Lot Requirements</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Lot Coverage</b>
	150 ft	1 acre	Maximum 40%

- F. Driveways within the Light Industrial District shall be provided as follows:
1. Each lot may be permitted one (1) driveway, provided the spacing requirements of this Section can be achieved. An additional driveway may be permitted where necessary to separate truck or delivery traffic from other site related traffic.
  2. The Planning Commission may permit additional driveways for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed that justifies an additional driveway.
  3. The applicant shall submit evidence indicating that the sight distance requirements of the Jackson County Road Commission are met.
  4. Driveways shall be spaced from existing signalized intersections adequately to minimize conflicts with signal operations. If the site has access to a traffic signal or if the driveway has potential to be signalized, the site shall be designed and way-finding signs provided to direct traffic flow to use the signal. Way finding signs may be in addition to those otherwise permitted in the District and shall contain no advertising and be used only for purposes of directing traffic. No way finding sign shall exceed two (2) square feet or be higher than three (3) feet.
  5. Stacking or queuing depth at driveways shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
  6. Driveway Spacing:
    - a. Driveways shall be spaced at least one hundred fifty (150) feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
    - b. The Planning Commission may modify the spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant the modification, based on traffic studies or other professional opinion.
- G. Parking is not permitted in the first thirty-five (35) feet of the front yard (as measured from the front lot line). This front yard area, except for necessary entrance or service drives, shall be landscaped.
- H. Lighting shall comply with the provisions of Section 3.16, in addition to the provisions noted below:
1. Off-street parking areas shall be adequately lit to ensure security and safety.

2. Notwithstanding the requirements of Section 3.16, light fixtures shall be no higher than twenty (20) feet and shall be provided with light cut-off fixtures that direct light downward. The Planning Commission may allow higher fixtures for parking lots containing more than two hundred (200) spaces provided that the fixtures do not adversely affect neighboring or nearby properties.
  3. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
  4. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
  5. Canopy lighting shall be mounted flush with the canopy surface.
- I. Site Design Requirements:
1. Buildings shall be sited to protect natural features. To the extent possible, natural features such as natural grade, trees, vegetation, water bodies, and others shall be incorporated into the site plan.
  2. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas.
  3. Architectural designs for buildings shall include design features to contain and conceal trash enclosures, dumpsters, loading docks and service yards. Brick, wood, native stone and tinted/textured concrete masonry units and/or glass products shall be used as the predominant material utilized on facades that are visible from a public right-of-way. Other materials may be used for architectural accents, provided the materials shall have the appearance of these materials.
  4. Walls visible from a public street shall be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
  5. On-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
  6. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim.