

ARTICLE XVI

I-1 LIGHT INDUSTRIAL DISTRICT

16.0 STATEMENT OF PURPOSE

The purpose of the I-1 District is to establish a zone where designated industrial and commercial businesses may locate and intermingle, which produce a minimum amount of adverse effect on adjoining premises, are compatible with one another, and do not require large land or building areas for operation nor large yard areas for isolation or protection from adjoining premises or activities.

16.1 PRINCIPAL PERMITTED USES

In the I-1 District, no uses shall be permitted, unless otherwise provided in this Ordinance, except the following:

- A. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment, alcoholic beverages, dry goods and apparel, groceries and related products, raw farm products except meat and poultry, electrical goods, hardware, plumbing, heating equipment and supplies, machinery and equipment, tobacco and tobacco products, furniture and home furnishings, and any commodity the manufacture of which is permitted in this District, and truck terminals.
- B. Testing and research laboratories.
- C. Tool and dies shops.
- D. Facilities for the printing or forming of box, carton and cardboard products.
- E. Electric transformer stations and substations, electric transmission towers, municipal building and uses, gas regulators and municipal utility pumping stations.
- F. Indoor tennis, paddleball or racquetball courts.
- G. Commercial bakeries.
- H. Cold storage plants.
- I. Bottling works, including milk bottling or distribution station.
- J. Heating, cooling or plumbing supply shops.
- K. Contractors storage yards.

- L. Mini-storage facilities.
- M. Automobile storage and parking.
- N. Hotel, motels, and motor courts.
- O. Billboards. (Subject to 16.8 below)

16.2 ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- B. Off-Street Parking.
- C. Outdoor trash containers or dumpsters.

16.3 SPECIAL USES (Subject to Article XIX)

- A. Planned Industrial Parks.
- B. Radio, television, and windmill towers.
- C. Kennels.

16.4 COMPLIANCE WITH COUNTY AND STATE REGULATIONS

Uses permitted in the I-1 District, must comply with applicable County and State health regulations, all pollution laws and federal regulations. All required State and/or County approvals may be required before final site plan approval or before an occupancy permit is issued.

16.5 SITE PLAN REVIEW

For all permitted uses, accessory uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Article XVIII.

16.6 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Yard	50 feet
Side Yards	30 feet
Rear Yards	30 feet
Lot Coverage	50%
Building Height	50 feet
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet

16.7 MINIMUM LANDSCAPE AND SCREEING REQUIREMENTS

For permitted and special uses, 15% of the site shall be in landscaped open space with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on site prior to development may be included as part of the requirement). Thirty (30) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 60% of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s).

16.8 REGULATION OF BILLBOARDS

Billboards may be erected adjacent to M-89, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e. structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a Street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirements set forth below. A billboards surface display area containing or able to contain advertising shall be considered to be the billboards face(s).

- A. Not more than three (3) billboards may be located per linear mile of Street, regardless of the fact that such billboards may be located on different sides of the Street. The linear mile measurement shall not be limited to the City? s boundaries if the particular Street extends beyond such boundaries.

- B. No billboard may be located within one thousand (1,000) feet of another billboard. The one thousand (1,000) feet measurement shall not be limited to the City's boundaries.
- C. No billboard may be located within two hundred (200) feet of any residential zoning district, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
- D. No billboard may be located closer than seventy-five (75) feet from a property line adjoining a street. No billboard may be located closer than ten (10) feet from any other property line of the lot on which the billboard is located.
- E. A billboard's face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
- F. A billboard's height may not exceed twenty (20) feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
- G. No billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any building.
- H. A billboard may be illuminated, but only if such illumination is concentrated on the billboard's face(s) and is located so as to avoid glare or reflection onto any portion of an adjacent street, the path of oncoming vehicles, or any adjacent lot. No rotating or oscillating beam, beacon, flashing illumination or intermittent lights may obscure or interfere with the effectiveness of an official traffic sign, signal or device.
- I. A billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.

- J. A billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the above requirements as well as the applicable regulations

promulgated thereunder, as such provision and/or regulations may be amended from time to time.