

**ARTICLE 12**  
**LIMITED MANUFACTURING DISTRICT (LM)**

**SECTION 12.00 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 may generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, 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 streets and highways. To these ends, certain uses, which would function more effectively in other districts and 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.

**SECTION 12.01 PRINCIPAL USES PERMITTED**

No building or structure or part thereof shall be erected, altered, or used and no land shall be used except for one or more of the following:

1. Wholesale of goods, such as drugs, pharmaceuticals, bakery, and dairy products, clothing, dry goods, hardware, household appliances, office and business machinery, industrial machines.
2. Warehousing and material distribution centers, provided all products are enclosed within a building.
3. Research oriented and light industrial park uses.
4. The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers.
5. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles or similar nature.
6. 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.
7. Printing, lithographic, blueprinting and similar uses.
8. Automobile repair garages.

9. Building materials soils yards, including but not limited to rock, sand, gravel (but excluding concrete mixing).
10. Retail lumber yards including incidental millwork.
11. Light manufacturing industrial uses which by the nature of the materials, equipment and processing utilized are to be considered clean, quiet, and free from objectionable or dangerous nuisance or hazard, including any of the following uses when conducted within a completely enclosed building.
  - a. The manufacturing, compounding, processing, and packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments, (except fish, sauerkraut, vinegar, and yeast).
  - b. The manufacturing, compounding, assembling, or treatment of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns, and paint not requiring a boiling process.
  - c. The manufacturing of musical instruments, toys, novelties, rubber, or metal stamps.
  - d. The manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay.
  - e. The manufacturing of and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - f. Blacksmith shop or machine shop, wrought iron shop excluding punch presses over twenty (20) ton rated capacity, drop hammer, and automatic screw machines.
  - g. Laundry, cleaning, and dyeing works and carpet or rug cleaning.
  - h. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts, such as condensers, transformers, crystal holders, and the like.

- i. Laboratories, experimental or testing.
- j. Poultry or rabbit processing incidental to a retail business on same property.
- k. Public utility service yard or electrical receiving transforming station.

## **SECTION 12.02 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 125.286d of the Township Zoning Act, Act 184 of 1943 as amended. Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

- 1. Amusement enterprises including, but not limited to, merry-go-rounds, arcades, go-cart tracks, pony-riding ring, Ferris wheel, and similar uses.
- 2. Open air display area for the sale of manufactured products, such as similar to garden furniture, earthenware items or nursery stock, or the rental of manufactured products or equipment, such as household equipment, small tools, trailers, and similar products and equipment.
- 3. Restaurants and cafeteria facilities for employees.
- 4. Business and technical schools which provide education in skills which are commonly used in industrial districts, such as school for the training of engineering technicians, machine operators, and vehicle mechanics.
- 5. Retail sales of items that are the same as the items sold as wholesale items, provided that the total amount of retail sales shall not exceed twenty-five (25) percent of the annual wholesales on the premises. Retail sales shall be strictly incidental to wholesale sales.
- 6. Contractor's equipment storage yards.
- 7. Junk yards.
- 8. Concrete mixing.
- 9. Gun clubs, archery ranges.
- 10. Communication Towers.
- 11. Berthing, storage of boats, yachts, cruisers, inboards, outboards and sailboats, including accessory buildings and uses customarily incidental to the use.

12. Truck terminals.
13. Wholesale items for retail use.

### **SECTION 12.03 REQUIRED CONDITIONS**

All activities and uses within the District shall conform to the performance standards of Section 15.20.

### **SECTION 12.04 AREA AND BULK REQUIREMENTS**

See Article 14, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

### **SECTION 12.05 SITE PLAN APPROVAL**

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance