

CHAPTER 11

L-1 - LIGHT INDUSTRIAL DISTRICT

SECTION 11.01 INTENDED PURPOSES

The Light Industrial District is intended to provide sites for heavy commercial and manufacturing activities employing relatively large numbers of people. Such use shall not create objectionable noise, vibration or odor and must not exceed any state law or regulations. Permitted commercial uses would be those which are most appropriately located as neighbors of industrial uses or which are necessary to serve the immediate needs of the people in these districts. Truck traffic and loading operations are expected to be characteristic of the districts.

SECTION 11.02 PERMITTED USES

In the Light Industrial District, buildings and premises may be used, and buildings may be erected or structurally altered for the following uses only:

- A. Cleaners and laundries
- B. Contractors
- C. Equipment repair
- D. Fabrication assembly and packaging
- E. Food processing
- F. Grinding, milling, and production
- G. Material handling and equipment
- H. Motor vehicle services
- I. Repair services
- J. Warehousing, storage movers
- K. Wholesaling
- L. Farm repair and sales
- M. Other uses similar in character to the above and not listed specifically

SECTION 11.03 USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 19 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

Uses permitted with a conditional use permit

- A. Freight terminals
- B. Gasoline and petroleum storage
- C. Ready mix concrete and asphalt plants
- D. Mining operations
- E. Slaughter houses
- F. Other uses similar in character to the above and not listed specifically

SECTION 11.04 DEVELOPMENT STANDARDS

- A. **HEIGHT.** The maximum height of buildings and other structures erected or enlarged in this district shall be thirty-five (35) feet.
- B. **FRONT YARDS.** There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth.
- C. **SIDE YARDS.**
 - 1. On each interior lot, there shall be two (2) side yards, each side yard having a width of not less than twenty-five (25) feet, except as hereinafter provided in Subsection F.
 - 2. On each corner lot, there shall be two (2) side yards, the side yard abutting the street having width of not less than fifty (50) feet and the side yard not abutting the street having a width of not less than twenty-five (25) feet, except as hereinafter provided in Subsection F.
- D. **REAR YARD.** There shall be a rear yard on each lot the depth of which shall be not less than fifty (50) feet, except as hereinafter provided in Subsection G.

- E. **LOT AREA.** The minimum lot area in this District shall be such as is reasonable for the contemplated use as recommended by the Decatur Township Planning Commission and approved by the Decatur Township Board.
- F. **BUILDING COVERAGE.** Not more than fifty (50) percent of the area of any lot shall be occupied by buildings.
- G. **LOTS ABUTTING RESIDENTIAL DISTRICTS.** Unless authorized as a conditional use, in no case shall any building or structure be erected closer than one hundred (100) feet to any residential district nor shall any parking area be closer than forty (40) feet to any residential district, which forty (40) foot area between such parking lot and such residential district shall be maintained as green area entirely covered by grass, shrubs, and/or trees.
- H. **SIGNS.** Sign requirements will be in accordance with the provisions of Chapter 15 of this Ordinance.
- I. **SITE PLAN REVIEW.** A site plan review will be prepared according to the provisions of Chapter 18.