

ARTICLE 16

LI LOCAL INDUSTRIAL DISTRICT

- 16.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This District is derived from the "Industrial" land use classification in the Schoolcraft Township Master Plan, and more specifically the aspect of that planning classification directed at providing continued support for existing industrial uses and other light industrial uses with proximity to a railroad line in the Portage Road/W Avenue area in land sections 22-23, and in land section 20 adjacent to the east side of the Village of Schoolcraft. This District is only applicable to those limited areas of the Township, and is therefore not intended to apply to the US 131 corridor. Because sites in this District are not served by municipal utilities, and may be adjacent to areas zoned and/or used for residential or agricultural purposes, this District is also not intended for new large-scale industrial developments, opportunities for which are available in the nearby cities or villages.
- 16.2 PERMITTED USES. The following uses are designated as permitted uses in the LI Local Industrial District:
1. Manufacturing, compounding, machining, assembling and processing which is of such a nature as to not create noise, vibration, odor, smoke, liquid waste, light, or other type of adverse impact to surrounding properties or the community in general.
 2. Office buildings and offices incidental to other uses allowed in this District.
 3. Essential Services.
 4. Institutional or Public Use, in accordance with Section 23.7 of this Ordinance.
 5. Warehousing (fully enclosed).
 6. Signs, in accordance with Article 25 of this Ordinance.
 7. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance.
- 16.3 SPECIAL LAND USES. The following uses are designated as special land uses in the LI Local Industrial District, subject to special land use and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):
1. Bulk storage facility for grain and other agricultural commodities.
 2. Public Utility Service Facilities.
 3. Bulk liquid propane storage facility, designed and used for transferring liquid propane in bulk to distribution trucks, only.

- 16.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. In accordance with Article 20 of this Ordinance.
- 16.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.
- 16.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.