

ARTICLE 13.00

Adopted: 02/11/2025

Effective: 02/19/2025

I-1, LIGHT INDUSTRIAL DISTRICT

Section 13.01 Statement of Intent

The I-1, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

Section 13.02 Permitted Uses And Structure

In all I-1, Districts, no building, or part thereof shall be erected, used, or structurally altered, nor land or premises used, in whole or in part, except for one or more of the following permitted uses or structures:

- A. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- B. Experimental, film or testing laboratories.
- C. Vocational schools and other types of technical training facilities.
- D. Computer programming, data processing, and other computer related services.
- E. Essential services and buildings. (Subject to Section 17.02.O)
- F. Warehousing and wholesale establishments.
- G. Manufacturing.
- H. Business services.
- I. Greenhouses (commercial) with sales permitted only as an accessory use comprising no more than ten (10) percent of the total floor and growing areas.
- J. Health clubs/fitness centers accessory to industrial use.
- K. Lumberyards and millworks, woodworking and machinery provided any mills are completely enclosed.
- L. Municipal uses such as water treatment plants and reservoirs, sewage treatment plants, and all other municipal buildings and uses including outdoor storage.

- M. Offices, professional or corporate offices clearly incidental to or within a quarter (1/4) mile of a principal industrial permitted use.
- N. Public utility buildings, electrical transformer stations and substations, and gas regulator stations.
- O. Radio and television studios.
- P. Quarters for security or emergency personnel.
- Q. Kennels, commercial and private. (Subject to Section 17.02.V)
- R. Gun ranges, indoor. (Subject to Section 17.02 AA)
- S. Leasing and rental of recreational, landscaping, or moving equipment, including, but not limited to boats, canoes, jet skis, tillers, trucks, vans, and trailers.
- T. Self-Storage. (Subject to Section 17.02.W)
- U. Bowling alleys, indoor ice and roller skate rinks, racquetball, and tennis courts, and similar types of indoor recreation uses. (Subject to Section 17.02.AA)
- V. Outdoor recreation uses, including tennis and archery courts, miniature golf courses and golf driving ranges, children's amusement park, and similar types of outdoor recreation uses. (Subject to Section 17.02.AA)
- W. Vehicle wash establishment, vehicle repair garages, undercoating, and painting service stations, new vehicle dealership and used vehicle sales. (Subject to Section 17.02.G)
- X. Exhibition halls and stadiums. (Subject to Section 17.02.AA)
- Y. Building contractor offices and supply yards.
- Z. Veterinary hospitals and clinics. (Subject to Section 17.02.EE)
- AA. Mobile home sales.
- BB. Trailer or home equipment real sales or service.
- CC. Open-Air Business, Commercial Outdoor display and sales or Storage. (Subject to Section 17.02.Z)
- DD. Growing products and foodstuffs.
- EE. Other assembly, manufacturing or commercial uses or a similar nature to the above when located and arranged according to a plan providing for conditions in harmony with the District and allowed by the Planning Commission.
- FF. Grower: Class A, Class B, and Class C.

- GG. Processor.
- HH. Provisioning Center.
- II. Safety Compliance Facility.
- JJ. Secure Transporter.
- KK. Marihuana Microbusiness.
- LL. Marihuana Retailer.
- MM. Freezer locker plants and cold storage.

Section 13.03 Uses Permitted by Special Approval

- A. Child daycare. (Subject to Section 17.02.B)
- B. Urgent care facilities.
- C. Hotels and motels. (Subject to Section 17.02.X)
- D. Full service restaurants.
- E. Airports and Heliports. (Subject to Section 17.02.C)
- F. Radio, television, and other communication towers. (Subject to Article 24.00)
- G. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Land Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- H. Domestic Centers.
- I. Tire vulcanizing and recapping.
- J. Extractive uses such as sand and gravel mining, and other similar excavation processes
- K. Single-Family detached dwelling and accessory buildings and use customarily incidental to the same.
- L. Petroleum and gas storage and distribution facilities.
- M. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings.
- N. Adult day care centers. In accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.

Section 13.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. Accessory buildings and structures shall be subject to all other applicable codes and ordinances regarding construction, installation, and operation. Cargo containers are permitted as accessory buildings with the following stipulations:

- A. Cargo containers shall not be stacked above the height of a single container.
- B. Cargo containers shall not be used for any advertising purpose and shall be kept clean of any alpha-numeric or picture signage and writing.
- C. As a condition of placement, cargo containers must be required to be fenced, screened, sided, or painted for consistent aesthetic purposes of the zoned property.

Section 13.05 Development Standards and Requirements

- A. **Site Plan Review**
Site plan review and approval is required for all uses except detached one family residential and farm uses, in accordance with Article 18.00.
- B. **Area, Height, Bulk, and Placement Regulations**
Buildings and uses in the I-1, Light Industrial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.
- C. **Paved Access**
Vehicle access drives for all development must meet Bay County Road Commission standards.
- D. **Outdoor Storage**
All outdoor storage areas shall be screened from public view from off-site with screening in accordance with the provisions of Article 19.00.
- E. **Other Provisions**
All other applicable provisions of this Zoning Ordinance shall be complied with.