

**ARTICLE 16**  
**M-1 LIGHT MANUFACTURING DISTRICT**

**SECTION 16.00          INTENT**

The M-1 light manufacturing district provides for a wide range of commercial and industrial uses, all of which shall provide a nuisance-free environment. The zone specifically excludes most residences on the premise because residential uses with attendant public services and facilities conflict with those services for industry. For those industries requiring caretaker residences, provisions are made herein. The M-1 district is designed primarily to accommodate wholesale and warehouse activities and industries, whose external effects from normal operating procedures are restricted to the zoned district and do not affect adversely any of the surrounding districts. The M-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared materials. The processing of raw materials for shipment in bulk form, to be used in an industrial operation at another location, is not permitted.

The regulations also are designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district. Manufacturing plants and uses shall have performance characteristics similar to those listed below, in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors, gases, glare or electromagnetic radiation. All uses within this district shall be so designed, constructed and operated so that sound levels do not exceed those outlined in Section 21.16, and any production of heat or glare is not discernible at the lot lines. Site plan review (Article 23), shall be required for all uses in the M-1 district.

**SECTION 16.01          PERMITTED PRINCIPAL USES**

- A.          Building Trades.** Building trade contractors, building materials and wholesalers.
  
- B.          Public Utilities.** Public utilities and telecommunications such as: electrical receiving transforming stations and radio, and TV studios, excluding microwave relay and transmitting antennas; television broadcasting and receiving towers, dishes or antennas.
  
- C.          Warehousing.** Warehousing, refrigerated and general storage.

- D. Transportation Facilities.** Local and suburban transit and passenger transportation facilities, truck and motor freight terminals, maintenance and service facilities.
- E. Laundry Services.** Laundries, laundry services and dry cleaning and dyeing plants.
- F. Collision Repair.** Vehicle collision repair and painting.
- G. Industrial Plants.** Industrial plants manufacturing, processing or assembling the following:
  - 1. Agricultural Products.**
  - 2. Food Products.** Food and kindred products including freezer locker plants and cold storage, excluding slaughter houses;
  - 3. Furniture.** Furniture and fixtures;
  - 4. Paper Conversion.** Converted paper and paper board products;
  - 5. Printing.** Printing, publishing and allied industries;
  - 6. Pharmaceuticals.** Biological products, drugs, medical and pharmaceutical preparations;
  - 7. Glass Conversion.** Glass products made of purchased glass;
  - 8. Professional Instruments.** Professional, scientific and controlling instruments, photographic and optical goods;
  - 9. Light Assembly.** Jewelry, silverware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists' materials, costume jewelry and miscellaneous notions, and signs and advertising displays;
  - 10. Canvas Products.** Canvas products made of purchased canvas;
  - 11. Office Equipment.** Office, computing and accounting machines;
  - 12. Repair Machine Shops.** Jobbing and repair machine shops;

- 13. Monuments.** Monuments and burial vaults; and
- 14. Tool and Die Shops.** Tool and die machinery shops.
- H. Lumber Sales.** Lumber yards, manufacturer of wood, plastic, fabric, synthetic specialties, wood patterns, concrete and cinder block products.
- I. Propane Sales.** Propane storage and sales.
- J. Essential Services.** Essential services including outside storage. (Article 23, site plan review required.)
- K. Storage.** Mini-warehouses.

**SECTION 16.02 PERMITTED ACCESSORY USES**

Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See also Section 21.02.

**SECTION 16.03 SPECIAL LAND USES**

- A. Communications.** Radio, TV, and cellular microwave relay and transmitting antennas; television broadcasting and receiving towers, dishes or antennas. See also Section 21.32.
- B. Compost.** Composting centers.
- C. Care Facilities.** Child day care or nursery schools unlimited by size but meeting the conditions of Section 22.05(J).
- D. Mixing Plants.** Asphalt and Concrete mixing plants subject to the standards in Section 22.05(O).
- E. Outside Storage.** Outside storage subject to the standards in Section 22.05(P).
- F. Existing Nonconforming Uses.** Expansion of an existing, nonconforming building or use in accordance with the provisions of Section 22.05(Q).

- G. Uses of the Same Nature or Class.** Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.
- H. Medical Marijuana Caregiver Operation.** A registered primary caregiver subject to the standards of Section 21.55 of this Ordinance, the Michigan Medical Marihuana Act, as amended, and the regulations of the State of Michigan Department of Community Health adopted pursuant to the Michigan Medical Marihuana Act.

**SECTION 16.04 GENERAL REQUIREMENTS FOR ALL M-1, M-2, AND ROM USES**

- A. Wastewater Treatment.** Light industrial development in the M-1, M-2, and ROM districts shall be served by public sewer service or an approved sanitary treatment facility. If the facility is a packaged treatment plant it shall provide a minimum of secondary level treatment, and shall meet all other applicable federal, state, and local standards, and regulations. The effluent from same shall be disposed of in a manner and method which conforms to or exceeds the minimum standards of the State of Michigan Water Resources Commission and the Livingston County Health Department. The collection system used in conjunction with a packaged treatment facility shall be designed to connect easily into a future public sewer service system without the need for reconstruction of any main or lateral sewer links.
- B. Arterial Roads.** The proposed site for any such use shall have at least one property line abutting an arterial road. All vehicle access shall be directly onto or from an arterial road.
- C. Industrial Building Construction.** Where a building or accessory building in an M-1, M-2, and ROM district is erected or placed within two hundred (200) feet of the front lot line of any parcel of land fronting upon any public street, the front walls of said building or accessory building shall be constructed of stone, face brick or approved ornamental material.
- D. Landscaping.** Landscaping shall be provided for as defined in Section 21.35.

**SECTION 16.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennas; limitations on clearing and grading site, Medical Marijuana Caregiver Operation, etc.
- D. Article 23: Site Plan Review and Project Evaluation Report
- E. Article 24: Private Road and Shared Private Driveway Standards
- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord. 25 Land Division Ordinance

**REVISIONS:**

2003: DECEMBER - 16.03.D, E and F

2013: OCTOBER – Added 16.03.H Medical Marijuana Caregiver Operation.