

ARTICLE 12 - INDUSTRIAL

Section 12.1 - Intent.

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

Section 12.2 - Uses Permitted By Right.

- (1) Any light industrial or manufacturing activity which is entirely self-contained with regard to smoke, heat, glare and light, noise or other pollution, or which does not impact abutting properties in any way.
- (2) Warehouses.
- (3) Research or testing laboratories.
- (4) Product distribution centers.
- (5) Woodworking shops.
- (6) Furniture assembly.
- (7) Machine shops.
- (8) Boat and boat building yards.
- (9) Indoor swap meets.
- (10) Breweries.
- (11) Minor automotive repair, automotive service stations.

Section 12.3 - Special Land Uses and Activities Eligible for Approval Consideration

The following special uses may be permitted in specific situations in accordance with the procedures outlined in this ordinance, as appropriate:

- (1) Automobile service stations, repair facilities, and car washes used in conjunction with an automobile service station.

- (2) Boiler and tank manufacturing.
- (3) Eating and drinking establishments.
- (4) Garages for storage, repair, and servicing of motor vehicles, including body repair, painting and engine rebuilding.
- (5) Heliports.
- (6) Planned unit developments.
- (7) Public and private utility facilities.
- (8) Recreation and social facilities.
- (9) Stadiums.
- (10) Adult Only Businesses

Section 12.4 - Dimensional Requirements.

See Table 1 on Page 56.

Section 12.5 – Site location Principles.

The following principles shall be utilized to evaluate the proposed location of any Adult Only Business use. These principles shall be applied by the Village Council as general guidelines to help assess the impact of such a use upon the district in which it is proposed.

- (1) No Adult Only Business shall be located within five hundred (500) feet, measured from property line to property line of a church, school, public park, or playground, non-commercial public assembly facility public office building, any other Adult Only Business or any areas where large numbers of minors regularly congregate.
- (2) The site of an Adult Only Business shall be located in an “I” Zoning District. The site shall not be within five hundred (500) feet of any “R” Zoning District as defined in Section 4.1 of the Pellston Zoning Ordinance adopted July 9, 2001

Section 12.6 – Site Development Requirements.

- (1) The site layout, setbacks, structures, functions and overall appearance of an Adult Only Business shall be compatible with adjacent uses.

- (2) Windows, displays, signs and decorative or structural elements of building shall not include or convey examples of a sexual nature and buildings are limited to one (1) sign. All such displays and signs shall be in conformance with the Village Zoning Ordinance and shall be approved by the Village Council prior to their use. Any alterations in the above media shall and must be reviewed and approved by the Village Council.
- (3) All building entries, windows and other such openings shall be located, covered or screened in such a manner as to prevent a view into the interior from any public or semi-public area: and wherever it is requested by the Village Council.
- (4) No loud speakers or sound equipment shall be used by an Adult Only Business that projects sound outside of the Adult Only Business so that the sound can be discerned by the public from public or semi-public areas.
- (5) An Adult Only Business shall clearly post at the entrance to the business, or that portion of the business utilized for the Adult Only purposes, that minors are excluded.