

## ARTICLE VII

### I-1 - LIGHT INDUSTRIAL DISTRICT

#### SECTION 7.10 PURPOSE:

The I-1 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. The I-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 semi-finished products from previously prepared material.

The general goals of this use district include, among others, the following specific purposes:

- 7.10.1. To provide sufficient space, in appropriate locations, to meet the needs of the Townships expected future economy for all types of manufacturing and related uses.
- 7.10.2. To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
- 7.10.3. To promote manufacturing development which is as free as is technically possible from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibrations, smoke, odor, and other objectionable influences.
- 7.10.4. To promote the most desirable use of land in accordance with a well considered plan. To protect the character and establish pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures.
- 7.10.5. Signs as provided in Article IX of this Ordinance.

#### SECTION 7.20 PERMITTED USES:

The following uses are permitted in all I-1 Districts.

- 7.20.1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.