

**GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 02-2014**

AN ORDINANCE TO AMEND PORTIONS OF CHAPTER 38, ZONING, OF THE CODE OF ORDINANCES FOR GREEN OAK CHARTER TOWNSHIP, PERTAINING TO PERMITTED AND SPECIAL USES WITHIN THE LIMITED INDUSTRIAL ZONING DISTRICT.

GREEN OAK CHARTER TOWNSHIP ORDAINS:

Section 1. In Section 38-135 of Chapter 38, Zoning, of the Code of Ordinances for Green Oak Charter, the listing of permitted and special uses within the LI, Limited Industrial, district is amended as follows:

Modify Section 38-135(10) – LI, Limited Industrial District

(10) LI Limited Industrial District.

- a. *Permitted uses.* Permitted uses within the LI district include the following:
1. Wholesale establishments, warehouses, cartage businesses and truck terminals.
 2. Manufacture, assembly, compounding, processing, packaging or treatment from previously prepared materials, or repair of such products as, but not limited to:
 - i. Bakery goods and candies;
 - ii. Cosmetics, pharmaceuticals and toiletries;
 - iii. Hardware and cutlery;
 - iv. Pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;
 - v. Musical instruments, toys and novelties;
 - vi. Metal or rubber stamps, or other small, molded rubber products;
 - vii. Electrical appliances, electronic instruments and devices, and electronic consumer products;
 - viii. Electric or neon signs;
 - ix. Light sheet metal products, including heating and ventilating equipment, siding, etc.;
 - x. Textile goods;
 - xi. Apparel and leather goods;
 - xii. Furniture and fixtures;
 - xiii. Printing and publishing.
 3. Manufacture, compounding, assembling, reassembly, packaging or treatment of articles or merchandise from previously prepared materials, including, but not limited to, felt, fiber, glass, leather, paper, plastics, rubber, precious or semi-precious metals or stones, and wire.
 4. Tool, die and machine shops.

5. Contractor equipment and material storage yards.
 6. Municipal equipment and material storage yards.
 7. Permitted uses in the RO zoning district.
 8. Experimental, film or testing laboratories.
 9. Mini-storage or self-storage warehouses, subject to section 38-196(21).
 10. Accessory buildings, structures and uses customarily incidental to any of the principal uses set forth in subsections (10)a.1.--9. of this section.
 11. Movie Studio Buildings and film or video production.
- b. *Special approval uses.* Special approval uses within the LI district include the following:
1. Municipal waste or water treatment facilities.
 2. Automobile body repair stations.
 3. Lumber and planing mills.
 4. Building materials and lumber supply sales and/or storage.
 5. Sales, leasing and storage of contractors' equipment and supplies.
 6. Truck and trailer rental facilities.
 7. Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises, provided, the building floor area devoted to retail sales comprises no more than 25 percent of principal building floor area and the outdoor sales area comprises no more than 25 percent of the minimum required lot area.
 8. Central dry cleaning plants, subject to section 38-196(28).
 9. Airports.
 10. Commercial outdoor storage.
 11. Recreational vehicle storage yards.
 12. Accessory buildings, structures and uses customarily incidental to the special land uses set forth in subsections (10)b.1.--11. of this section.
 13. Other uses of the same nature or class as those listed as either a principal use in subsection (10)a. of this section or a special land use in this subsection (10)b., which, as determined by the Planning Commission, are no more obnoxious or detrimental to the surrounding area than the uses listed in such subsections.
 14. Special uses in the RO zoning district.
 15. Reserved.
 16. Commercial composting.
 17. Adult regulated uses, subject to section 38-197.
 18. Vehicle Towing Facilities
 19. Movie Studio Buildings and film or video production if production is 24-hour operation or if outdoor storage is considered.

Section 2. This Ordinance hereby repeals any ordinances in conflict herewith.

Section 3. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clauses is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 4. Savings Clause

That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 5. Publication and Effective Date

This Ordinance shall take effect on the 8th day after publication, or such later date as provided in the Michigan Zoning Enabling Act if a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.


Michael H. Sedlak, CMC Township Clerk


Mark St. Charles Township Supervisor

Adoption Date: February 19, 2014

Publication Date: February 19, 2014


Effective Date: March 6, 2014

CERTIFICATION

I, Michael H. Sedlak, the Clerk of Green Oak Charter Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance Number 02-2014, adopted by the Green Oak Charter Township at a regular meeting held on February 19, 2014.

The following members of the Township Board were present at that meeting: Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett, Trustee, Rollin Green, Trustee, James Tuthill, Trustee, Michael Sedlak, Clerk and Mark St. Charles, Supervisor.

The Ordinance was adopted by the Township Board of Trustees with seven members of the Board voting in favor and no members voting in opposition. Notice of adoption and publication of the Ordinance was published in the Livingston County Press & Argus on February 26, 2014. The Ordinance shall be effective on March 6, 2014, eight (8) days after publication.

By: 
Michael H. Sedlak CMC, Township Clerk