ARTICLE 18.00 Comstock Township

300.1800 - LM, LIGHT MANUFACTURING DISTRICT

300.1801 - Intent.

Sec. 18.01. The intent here is to provide a district wherein those resources and services essential to good industrial development may be provided, while guarding against such development encroaching into other districts where they would be incompatible.

300.1802 - Uses permitted.

Sec. 18.02. (See also Article 22 for site plan review requirements.) In all LM Districts, no buildings or land shall be erected or used, except as otherwise provided for in this Ordinance, for other than the following uses:

a. *Wholesale and Warehousing:* The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products; beer, wine and distilled alcoholic beverages, paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this District.

b. Industrial Establishments:

   1. The assembly, fabrication, manufacture, packaging or treatment of such products as food projects, candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances; radio and phonographs; pottery and figurines or other similar ceramic products using only previously pulverized clay.
   2. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fibre, glass, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills) and yarns.
   3. Tool and die shops; metal working machine shops involving the use of grinding or cutting tools: manufacturing of tools, dies, jigs, and fixtures; publishing, printing or forming of box, carton, and cardboard products.
   4. Laboratories — research or testing.
   5. Central dry cleaning plants and laundries.

c.

Public Utility Uses: Electric transformer station and substation; electric transmission towers; municipal building and uses; gas regulator and municipal utility pumping stations.

d. *Retail and Service Establishments.*
   1. Barber shops.
   2. Truck, tractor and trailer sales, rental and repair.
   3. Dog kennels. (See Article 21.00, Section 21.15.)
   4. Automobile repair facilities and tire vulcanizing and recapping businesses.
   5. Outdoor drive-in theaters. (See Article 21.00, Section 21.03.)

e. Accessory buildings and uses.

f. Child care centers. (See Article 21.00, Section 21.06).

g. Microbreweries, breweries, cideries, distilleries and wineries.

h. Mini-storage facility.

i. Medical and dental appliance laboratory, medical and dental tool laboratory or medical or dental production facilities, with associated administrative offices.

(Amended: Ord. No. 199, 6-16-81; Ord. No. 216, 11-15-82; Ord. No. 283, 11-6-89; Ord. No. 463, § XI, 11-18-13; Ord. No. 470, § II, 4-27-15; Ord. No. 473, § IX, 11-16-15)

300.1803 - Uses permitted only by special exception.

Sec. 18.03. (See also Article 22.00 for site plan review requirements.)

a. Municipal waste treatment or water treatment facilities.

b. Airports, heliports, landing fields and platforms, helipads, hangars, masts and other facilities for the operation of aircraft (see Article 21.00, Section 21.16).

c. Mining, processing and transporting of stone, sand, or gravel aggregate.

d. Automobile service stations. (See Article 21.00, Section 21.11.)

e. Essential services, subject to the conditions and limitations contained in Section 9.03 (q).

f. Single-Family dwellings under the following terms and conditions:
   1. Said structure may be constructed only on a lot or parcel of land exceeding five acres in size.
   2. Said structure may only be constructed in connection with an existing permitted use or special exception use on the parcel.
   3. Said residence shall only be used by the owner of said parcel or a resident caretaker or watchman.
   4. A restriction recorded in the office of the Register of Deeds for Kalamazoo County be placed on the title to said parcel providing that for a period of at least 20 years from the date of the grant of the special exception use permit for said single family dwelling, said structure may not be sold separately from the permitted use or special exception use to which it is accessory.

g. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building.

h. Offices.

i. Heavy equipment contractor's equipment yard.

j. Telecommunication antennas located on structures other than telecommunication towers (see Section 4.19).

k. Telecommunication towers (see Section 4.19).

l. Reserved for future use.

(Amended: Ord. No. 199, 6-16-81; Ord. No. 216, 11-15-82; Ord. No. 283, 11-6-89; Ord. No. 354, 7-7-97; Ord. No. 357, 4-20-98; Ord. No. 373, § III, 8-30-99; Ord. No. 375, § IV, 6-5-00; Ord. No. 388, § II, 9-4-01; Ord. No. 432, § I, 5-7-07; Ord. No. 470, § II, 4-27-15)

300.1804 - Open storage.

Sec. 18.04. All storage of building, contracting or plumbing materials, gravel, stone, lumber equipment, and other supplies, shall be located within an area not closer than one hundred fifty (150) feet from any street right-of-way line. The storage of lumber, coal, or other combustible material shall not be less than twenty (20) feet from any interior lot line and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time. All such open storage shall be screened from all streets, and on all sides which abut any residential or business district, by a solid six (6) foot wall or fence sufficient to serve as a permanent retaining wall.

300.1805 - Dimension and setback requirements for buildings and lots.

Sec. 18.05. (In accordance with the attached Schedule of Regulations, Article 23.)

(Amended: Ord. No. 408, § VIII, 11-17-03)