

CHAPTER 20
I INDUSTRIAL

SECTION 20.01 PURPOSE This zone is intended to permit industrial uses which are not unreasonably offensive, hazardous, or debilitating to surrounding property or the community through the effects of noise, smoke, odor, dust, dirt, noxious gases, vibration, glare, heat, fire hazards, industrial wastes, or traffic. In those instances where there may be doubt regarding the effect of the operation, the Planning Commission may require the prospective operator to demonstrate, through the use of qualified technical persons and acceptable testing techniques, that protective devices shall be utilized that will categorically assure the control of the questioned factor.

SECTION 20.02 PERMITTED USES Land and/or buildings in this zone may be used for the following purposes only:

- A. Manufacturing, compounding, processing, packaging, or treating of:
 - 1. Agricultural products.
 - 2. Food and kindred products including meat, dairy, fruit, vegetable, seafood, baked goods, confectioneries, beverages, and similar products.
- B. Manufacturing, compounding, processing, packaging, treating or assembling from previously prepared materials the following:
 - 1. Textile mill products such as woven fabric, knit goods, floor coverings, yard and thread.
 - 2. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
 - 3. Lumber and wood products including millwork, prefabricated structural wood products and containers but excluding sawmills.
 - 4. Furniture and fixtures.
 - 5. Paper and paperboard containers and products.
 - 6. Printing, publishing, and allied industries.
 - 7. Chemical products such as plastics, synthetic fibers, and cosmetics.
 - 8. Drugs and pharmaceutical products.
 - 9. Electrical machinery, equipment, and supplies.
 - 10. Fabricated metal products.
 - 11. Glass products.
- C. Central dry cleaning or laundry.
- D. Building trades contractors.
- E. Building materials sales including retail.

- F. Warehousing and general storage.
- G. Research, development, and testing laboratories.
- H. Motor freight terminal including garaging and maintenance of equipment, freight forwarding, packing, and crating services.
- I. Truck and trailer sales and rental.
- J. Automotive and/or truck repair, major, including body shops.
- K. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed 15 per cent of the total floor area.
- L. Wholesale establishments.
- M. Mini-Warehouses.
- N. Crematoriums.
- O. Wireless Communication Facilities as regulated in Section 3.29A.1.

SECTION 20.03 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Manufacturing, assembling, compounding, and processing which requires the use of raw materials including, but not limited to, the following:
 - 1. Chemical products.
 - 2. Rubber manufacturing or reclaiming, tire recapping.
 - 3. Stone, clay, brick, cement, and related products.
 - 4. Foundries, smelting or refining of metals or alloys, rolling and extruding.
 - 5. Pulp and paper manufacturing.
 - 6. Asphalt manufacturing or refining.
- B. Rendering plant.
- C. Stone monument works.
- D. Public utility service or storage yard.
- E. Contractors equipment storage yard or equipment rental.
- F. Junk yards.
- G. Outdoor recreation uses.
- H. Billboards.

- I. Vehicle repossession and/or seizure and auction facility.
- J. Private or public heliports.
- K. Indoor recreation centers.
- L. Wireless Communication Facilities as regulated in Section 3.29A.2.
- M. Governmental Signs – Off Premise

SECTION 20.04 HEIGHT REGULATIONS No building shall exceed 45 feet in height or three stories, whichever is less.

SECTION 20.05 AREA REGULATIONS No building or structure nor the enlargement of same, shall be erected unless the following requirements are provided and maintained:

- A. Front yard - There shall be a minimum front setback of 75 feet.
- B. Side yard - There shall be a minimum side yard of 20 feet, except on the street side of corner lots where 35 feet shall be required. Where a industrial district abuts a R-1, R-1A, R-2, R-3 or R-4 district on the side there shall be a minimum side yard of 35 feet on such side.
- C. Rear yard - There shall be a minimum rear yard of 25 feet in this district except that where the district abuts a R-1, R-1A, R-2, R-3 or R-4 district on the rear a minimum rear yard of 50 feet shall be provided.

SECTION 20.06 REQUIRED PROVISIONS Except for loading, unloading, and employee and visitor parking, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence, wall, or greenbelt at least six feet in height, provided, however, that no materials, products, or goods shall be stacked higher than said fence, wall, or greenbelt, and further provided, that all areas so used shall be subject to all yard and setback requirements.

SECTION 20.07 ADDITIONAL REQUIREMENTS

- A. Off-street parking and loading facilities shall be provided in accordance with the requirements of Chapter 29.
- B. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- C. Site lighting shall be in accordance with Chapter 31.
- D. Site plan approval is required in accordance with Chapter 32.
- E. Performance Standards –
 - 1. Noise – The sound produced from any use permitted in the Light Industrial District shall comply with the Township's Noise Ordinance. In addition, the Planning Commission may set additional standards as determined be necessary.
 - 2. Vibration – Any use within the Light Industrial District creating earth-shaking vibrations, such as are created by drop forges or hydraulic

surges, shall be located and/or controlled in such a manner as to prevent transmission of earth-shaking vibrations beyond the lot lines of the lot on which the use is located, perceptible without the aid of instruments.

3. Air Quality – Any use operating within the Light Industrial District shall fully comply at all times with all applicable rules and regulations of the Michigan Department of Environmental Quality and all other state and county agencies having jurisdiction.