

**ARTICLE 7**  
**INDUSTRIAL DISTRICT**

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**Sec. 7-01 Description and Purpose**

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(a) **I-1 Industrial District.** The I-1 Industrial District is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and do not have a detrimental effect on any of the surrounding districts and uses. The I-1 District is structured 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. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted in locations where surrounding land uses could be adversely affected. The general goals of this district include, among others, the following specific purposes:

- (1) To provide sufficient space, in appropriate locations, to meet the needs of the Township's expected future economy for a variety of manufacturing and related uses.
- (2) To protect abutting Residential Districts by separating them from manufacturing activities, and by prohibiting the use of industrial areas for new residential development.
- (3) To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences.
- (4) To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to enhance the Township's tax revenue.

**Sec. 7-02 Uses Permitted**

(a) Land and/or buildings in the districts indicated at the top of Table 7-02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 7-02 may be used for the purposes denoted by “S” after special land use approval by the Planning Commission in accordance with the procedures and requirements of *Article 18 and Article 19*. The “Requirements” column indicates additional requirements or conditions applicable to the use.

<b>Table 7-02 Schedule of Industrial Uses</b>		
	<b>I-1</b>	<b>Requirements</b>
<b>Manufacturing</b>		
Administrative Offices Related to Manufacturing, Engineering, Construction, Transportation, Utility, Governmental & other Similar Uses	<b>P</b>	
Chemical & Allied Products Manufacturing	<b>S</b>	
Concrete Plants, Asphalt Plants & Brick/Block Manufacturing	<b>S</b>	
Lumber & Planing Mills	<b>S</b>	
Manufacture, Compounding, Processing, Packaging, or Treatment of such Products as, but not Limited to: Bakery Goods, Candy, Cosmetics, Pharmaceuticals, Toiletries, Food Products, Hardware & Cutlery, Tools, Die, Gauges, & Machine Shops	<b>P</b>	
Manufacture, Compounding, Assembling, or Treatment of Articles or Merchandise from Previously Prepared Materials: Bone, Canvas, Cellophane, Cloth, Cork, Feathers, Felt, Fiber, Fur, Glass, Hair, Horn, Leather, Paper, Plastics, Rubber, Precious or Semi-Precious Metals or Stones, Sheet Metal, Shells, Textiles, Tobacco, Wax, Wire, Wood, & Yarns	<b>P</b>	
Manufacture of Pottery & Figurines or other Similar Ceramic Products Using only Previously Pulverized Clay, & Kilns Fired only by Electricity, Gas, or Oil	<b>P</b>	
Manufacture of Musical Instruments, Toys, Novelties, & Metal or Rubber Stamps, or other Molded Rubber Products	<b>P</b>	
Manufacture or Assembly of Electrical Appliances, Electronic Instruments & Devices, Audio & Video Equipment	<b>P</b>	
Manufacturing & Repair of Electric or Neon Signs, Light Sheet Metal Products, Including Heating & Ventilating Equipment, Cornices, Eaves, & the Like	<b>P</b>	
Meat & Dairy Products Processing, Slaughter Houses	<b>S</b>	
Medical, Dental, Pharmaceutical, Computer, Electronic & Robotics Research, Development, Instruction or Application, & any Office Space, Laboratories, Interior Storage, & Equipment Incidental Thereto	<b>P</b>	
Metal Plating, Buffing, & Polishing	<b>S</b>	
Paper & Allied Products Manufacturing	<b>S</b>	
Research, Design & Pilot or Experimental Product Development & Testing, Including Vehicle Testing & Proving Grounds	<b>P</b>	
<b>Utilities &amp; Communication</b>		
Power Generation Plants	<b>S</b>	
Public Utilities, including Buildings, Telephone Exchange Buildings, Electrical Transformer Stations & Substations, & Gas Regulator Stations, Storage Yards, Water Supply & Sewage Disposal Plants, Water & Gas Tank Holders & Related Uses	<b>P</b>	
Printing Plants, Bookbinders And Publishing	<b>P</b>	
Radio & Television Broadcasting Stations	<b>P</b>	
Recycling Centers	<b>S</b>	



a. Billboards shall only be on property abutting I-96 and U.S. 23 Freeways and shall be considered a principal use of property.

5 b. The sign must be located to be viewed principally from the freeway(s) and in compliance with *Article 17*.

**(3) Construction Contractor Equipment and Supply Storage**

10 a. The area designated for storage of specific materials shall be shown on an approved site plan.

b. The storage area shall be situated entirely to the rear of the main building on same zoning lot with the main building.

15 c. The area shall be set back a minimum of one hundred and fifty (150) feet from any public road right-of-way or any private road easement, a minimum of two hundred (200) feet from any Residential District, and a minimum of twenty (20) feet from any Non-Residential District or  
20 property line.

d. A six (6) foot tall obscuring wall or solid fence shall be provided around the perimeter of the storage area.

25 e. An access way to the designated storage area shall be provided, graded and surfaced with an all weather durable pavement, and maintained from the public right-of-way or private road easement to permit free access of emergency vehicles at any time.

30 f. The designated area for outside storage other than an access way shall be paved and suitably drained. The Planning Commission may grant an exception for an alternate surface material (e.g., crushed aggregate, grass pavers) when deemed appropriate by the Planning Commission for the intended use.

35 g. No materials shall be stored higher than eight (8) feet.

h. Cranes or other lifting equipment shall be stored with movable or projecting section(s) at the lowest elevation possible.

**(4) Major Automotive Repair**

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- a. Vehicles awaiting repair shall be parked in a screened storage area located in the rear or side yard. The area shall be screened by a six (6) foot wall or solid fence.
- b. Vehicles shall not be stored, parked, or placed in any outdoor parking area in excess of seventy-two (72) hours.
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- c. All automotive repair work shall be conducted within of a fully enclosed building.

**(5) Mini-Storage/Self Storage Warehousing with Outdoor Storage**

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- a. All stored vehicles, boats, and/or trailers must be operable shall have a current title.
- b. Machinery, equipment, lumber crates, pallets, boxes, building or other materials either discarded, unsightly, or showing evidence of a need for repairs shall not be stored, parked, or abandoned in an outside storage area.
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- c. The storage of junk or inoperable vehicles shall be prohibited.
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**(6) Open Air Businesses**

- a. All open air businesses shall be accessory to the approved principal use, and shall be directly related to the business or activity conducted within the main building.
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- b. The material(s) utilized for any use shall not create a noxious odor, create blight condition, or create an unsafe traffic condition (i.e. reduction of sight distance to road(s), maneuvering lanes and/or parking areas).
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- c. The display of any material(s) and/or products shall be limited to not more than ten percent (10%) of the existing front or side yard(s),

exclusive of all required maneuvering lanes, driveways, and/or parking spaces.

- 5 d. The minimum setback from a front or side property line for any open air business shall be twenty (20) feet from the front property line and not less than one-half (1/2) of any required side yard.
- 10 e. All display materials shall be safely anchored or secured in place, in a method and manner designed to safely resist overturn by wind loads or impact.
- f. Display materials shall be limited to those approved for use by the Michigan State Construction Code and Fire Codes.
- 15 g. The Planning Commission may require fencing, greenbelts, and/or masonry walls to isolate or screen any outdoor display area.
- 20 h. Open air businesses which require lighting or the use of electricity shall not be constructed, installed or utilized unless and until a certificate of safety compliance has first been issued by the Township Electrical Inspector. Display lighting shall comply with the lighting standards of *Section 14-03*.
- 25 i. Any display involving soil or berming shall be constructed in a manner which will eliminate surface water, soil, sand, sediment, and/or any other material from eroding, washing or otherwise being transported onto any roadway, storm sewer, or adjacent property.
- 30 j. A site plan, drawn to scale, shall be submitted to the Planning Commission for review in accordance with *Article 18*. The plot plan shall clearly illustrate the location, setbacks, and the designated area of the property proposed for outdoor display.

35 (7) **Outdoor Storage**

- a. Outdoor storage shall be accessory only to a permitted use on a site containing a main building of five hundred (500) square feet or more.

- b. The storage and/or display of any materials and/or products shall meet all setback requirements of a main building in an I-1 Industrial District.
- 5 c. All loading and parking shall be provided off-street in accordance with this Ordinance, and outdoor storage of any kind shall not utilize or obstruct any required parking, loading-unloading space(s), and/or maneuvering lane(s).
- 10 d. The storage of any soil, fertilizer, or other loose, unpackaged materials, shall be contained so as to prevent any spread thereof to adjacent properties or roadways.
- 15 e. All storage shall be confined to the rear yard and shall be suitably screened from the view of adjoining property owners with opaque fencing.
- 20 f. The storage shall comply with the standards established by the Michigan State Construction Code and the Township Fire Code for storage.
- g. The height of the storage shall not exceed the height of the screening fence.
- 25 h. All empty pallets must be removed from the site or screened from view.

**(8) Retail Uses which Serve Convenience Needs of the Industrial District**

- 30 a. Retail uses which serve the convenience needs of the Industrial District are permitted as an accessory use within an industrial building or as a stand-alone building that is an integral part of an industrial park where the retail use floor area is no more than twenty-five percent (25%) that of the total floor area on the site.
- 35 b. The retail use shall be accessed internally from the development and shall not have a separate driveway to a public road.

**(9) Warehousing**

- a. The storage area shall be approved and in accordance with the provisions of the current State of Michigan Construction Code, as amended.
- b. Proposed warehouse use(s) shall not be approved until the Planning Commission receives a written compliance report, prepared by the: (1) Township Fire Inspector; (2) Township Building Official or State Construction Code Commission or Bureau, or his/their duly authorized agent(s), in which the product(s) to be stored or enclosed within the subject warehouse are described, classified as Low, Medium, or High Hazard, and upon review of state and local fire and building codes, the materials are approved for storage, within the structure in question.

(Ord. #243, 8/1/08)

**Sec. 7-03 District Regulations**

- (a) **Industrial Schedule of Area and Bulk Requirements.** All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 7-03.

<b>Table 7-03</b>		
<b>Industrial District Schedule of Area and Bulk Requirements</b>		
District	I-1	
<b>Lot Requirements</b>		
Minimum Lot Area (sq. ft.)	40,000	
Minimum Lot Width (ft.) (1)(2)	150	
<b>Setback Requirements (3)</b>		
Front Yard (ft.)	60	
Side Yard (ft.) (3)	20	
Rear Yard (ft.) (4)	50	
Parking Lot (ft)	Front (5)	60
	Side & Rear	10
Natural Feature/Waterfront (ft.) (6)	25	
<b>Maximum Building Height</b>		
In Feet	40	
In Stories	4	
<b>Maximum Lot Coverage</b>		
Max. Lot Coverage (%) (7)	50	

(b) **Notes.** The following notes apply to Table 7-03:

- 5                   (1) **Reduction of Lot Area and Width.** For any lot created after the effective date of this Ordinance, the lot area and width requirement may be waived for lots that only have access from a private road or local public road within an industrial park or business center.
- 10                   (2) **Lot Frontage.** All lots shall have frontage on a dedicated public road or approved private road meeting the requirements of *Article 16* in order to be considered “accessible.” All lots must meet the minimum lot width requirements at the minimum setback line, except as provided for in (1) above.
- 15                   (3) **Residential Setback.** No building shall be located closer than fifty (50) feet to a Residential District property line.
- 20                   (4) **Loading and Unloading.** All loading and unloading shall be provided in the rear yard. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.
- 25                   (5) **Parking.** Off-street parking for visitors, over and above the number of spaces required under *Article 15* may be permitted within the required front yard provided that the off-street parking is not located within forty (40) feet of the front lot lines.
- 30                   (6) **Natural Features Setback.** A twenty five (25) foot natural feature setback shall be maintained from the ordinary high water mark (shoreline) of any lake, pond, or stream and to the edge of any drainageway, or regulated wetland. Only docks or decks shall be permitted within the natural feature setback area. All waterfront uses must meet the requirements of *Article 24*.
- 35                   (7) **Maximum Lot Coverage.** The maximum lot coverage ratio shall be calculated as the maximum allowable ground area that may be covered by main buildings and above ground accessory structures as a percentage of the lot area.

5 (c) **Restrictions on Semi-Trailer Truck or Motor Vehicle Use.** Semi-trailer trucks, shipping containers, or motor vehicles shall not be used for an accessory building, storage, or sales purpose. Where these vehicles are parked on a premises, they shall be located at least twenty (20) feet from any building or structure. Exceptions to this requirement would be a commercial delivery vehicle for a business or industrial use which may be parked on site for a period not to exceed twenty-four (24) hours, and may be located in an off-street loading space adjacent to the building.

10 (d) **All Uses Indoors.** All business, servicing, or processing shall be conducted within completely enclosed, approving buildings, except for off-street parking and loading and approved outdoor storage.

15 (e) **Screening of Outdoor Storage.** That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured by a wall. The extent of the wall shall be determined by the Planning Commission on the basis of use. The wall shall not be less than six (6) feet in height and may, depending upon  
20 land use, be required to be eight (8) feet in height, and shall be subject further to the requirements of *Section 14-02(f)(2)*. The Planning Commission may permit a chain link fence, with staggered rows of evergreen trees space ten (10) feet on center instead of an obscuring wall.

25 (f) **Performance Standards.** Any use established in the I-1 District shall be operated so as to comply with the performance standards set forth in the *Section 13-08*.