

CHAPTER 1354

I - Industrial District

The Industrial (I) District is for the purpose of accommodating light manufacturing, research and development plants, warehousing, and similar clean industries. Industrial areas are envisioned to be attractively developed and landscaped with emphasis placed on maintaining and enhancing existing vegetation. Linkages with pedestrian walkways and recreational trails is also important.

1354.01	Uses allowed.	1354.05	Encroachments into the setbacks.
1354.02	Uses allowed by special land use permit.	1354.06	Building height.
1354.03	Lot, density and impervious surface provisions.	1354.07	Accessory buildings.
1354.04	Setbacks.	1354.08	Special requirements.

1354.01 USES ALLOWED.

The following uses of land and buildings together with accessory uses are allowed in the Industrial district:

- GP District uses;
- C-2 District uses meeting the setbacks (§1342.02), building height (§1342.06) and special requirements (§1342.09) of the C-2 District and shall not open to the public between the hours of 10:00 p.m. and 6:00 a.m.
- C-2 District uses in the Airport Industrial Park and Traversefield Enterprise Place is limited to existing buildings more than five years old, based upon the date of the initial certificate of occupancy issued. Minor additions are allowed provided the addition is for barrier free access, fire safety or to improve the energy efficiency of the building;
- Auto Repair;
- Communications establishments;
- Construction, special trades;
- Contractors;
- Contractors, heavy construction;
- Crematories provided the use is at least five hundred feet from a Residential zoning District, public park or school as defined by the Zoning Code;
- Cutting plastics, leather, etc;
- Equipment rental and leasing, miscellaneous;
- Fuel dealers;
- Funeral services;
- Gas systems;
- Kennels for boarding provided that no building, open kennel or exercise runway shall be located closer than 200 feet from any R District;
- Lumber yards - retail;
- Manufacturing or processing of:
 - (1) Apparel and other finished products made from fabrics and similar materials;
 - (2) Bakery products;
 - (3) Beverages;
 - (4) Canned, frozen and preserved fruits, vegetable and food specialties;

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- (5) Dairy products;
- (6) Electronic and other electrical equipment and components;
- (7) Fabricated metal products, except machinery and transportation equipment and except ordnance and accessories;
- (8) Food preparations and kindred products - miscellaneous;
- (9) Furniture and fixtures;
- (10) Grain mill products;
- (11) Industrial and commercial machinery and computer equipment;
- (12) Leather and leather products (finished), except leather tanning and finishing;
- (13) Lumber and wood products, except furniture, wood preserving and reconstituted wood products;
- (14) Manufacturing industries - miscellaneous;
- (15) Measuring, analyzing and controlling instruments, photographic, medical and optical goods, matches and clocks;
- (16) Printing, publishing and allied industries;
- (17) Stone, clay, glass and concrete products, except asbestos products;
- (18) Sugar and confectionery products;
 - Medical Marihuana Cultivation Facility meeting the following requirements:
 - (1) Medical Marihuana Cultivation shall comply at all times with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.
 - (2) All medical marihuana plants cultivated by each Primary Caregiver or Qualifying Patient shall be contained within a fully enclosed locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the Primary Caregiver or the Qualifying Patient.
 - (3) Cultivation shall be conducted so as not to create dust, glare, noise, odors, or light spillage beyond the parcel and shall not be visible from an adjoining public way.
 - (4) A Medical Marihuana Cultivation Facility shall not be located within a 1,000 foot radius from any existing School.
 - (5) A Medical Marihuana Cultivation Facility shall register for a business license with the City Clerk and if the Applicant is not the Owner of the Parcel, such license application shall include the property owners' consent to the use of the parcel as a Medical Marihuana Cultivation Facility.
 - (6) No transfer of Medical Marihuana shall occur except marihuana plants pursuant to the Michigan Medical Marihuana Act.
 - Metal slitting and shearing;
 - Motor freight transportation and warehousing;
 - Nurseries, retail;
 - Offices, general, up to 5,000 square feet gross floor area on any site and/or building;
 - Offices primarily serving industry in the district which clearly establish support services for permitted industries in the district;
 - Parcel packing services;
 - Pet boarding or pet grooming services, provided that no building, open kennel or exercise runway is closer than 200 feet from an R-District;
 - Places of Worship;
 - Postal and delivery services;

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- Pressure container filling;
- Primary metal industries, including smelting, forging and similar operations, subject to the following conditions:
 - (1) The maximum lot size is 14 acres.
 - (2) No odors, smoke or noise from the use are likely to create a disturbance on neighboring public or private property.
- Retail outlets, if accessory to manufacturing use;
- Salvaging damaged merchandise not engaged in sales;
- Scrap steel cutting;
- Sign painting and lettering shops;
- Solvents recovery services;
- Tape slitting for trade;
- Testing and laboratory services;
- Veterinary services for animal specialties provided that no building, open kennel or exercise runway shall be no closer than 200 feet from any R district;
- Vocational schools;
- Warehousing;
- Weighing foods and other commodities;
- Wholesale trade - durable goods;
- Wholesale trade - non-durable goods except livestock and wholesale live animals.

(Ord. 674. Passed 04-04-05. Ord.776. Passed 11-05-07. Ord. 841. Passed 8-3-09. Ord. 878. Passed 8-16-10. Ord. 929. Passed 11-7-11. Ord. 982. Passed 10-7-13. Ord 1024. Passed 09-08-15)

1354.02 USES ALLOWED BY SPECIAL LAND USE PERMIT.

The following uses of land and buildings, together with accessory uses, are allowed in the Industrial district if a special land use permit is issued according to the standards of this Code:

- Communication towers.
- Wind Energy Pole/Tower-Mount
- Wind Energy Building Mount

(Ord. 938. Passed 4-2-12)

1354.03 LOT, DENSITY AND IMPERVIOUS SURFACE PROVISIONS.

<u>Lot width (min.)</u>	<u>Lot area (min.)</u>	<u>Density (maximum)</u>	<u>Impervious surface</u>
100 feet	No minimum.	No maximum.	80% maximum.

1354.04 SETBACKS.

(a) **Front setbacks:**

Building: 25 feet minimum.

Parking area: Behind or to the side of the principal building and set back a distance equal to the setback of the principal building or 25 feet, whichever is greater. For through lots, parking may be provided streetward of the principal building on the street that carries less traffic, but no closer than 25 feet from the front property line.

(b) **Side setbacks (minimum):**

Building: One side/Aggregate: 0

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- Parking:** 5 feet, except a minimum of 10 feet if contiguous to an R-district.
- (c) **Rear setback:**
Building: 15 feet minimum.
Parking: 5 feet, except 20 feet if abutting, adjacent to or across a public alley from an R-district.
- (d) **Through lots and corner lots** having a frontage on two streets shall provide the required front setback on both streets.

1354.05 ENCROACHMENTS INTO THE SETBACKS.

No encroachments into the setbacks are allowed.

1354.06 BUILDING HEIGHT.

Building height: Maximum 60 feet.

Public utility buildings may be erected to a height not exceeding 100 feet.

Ord. 737 Passed 3-19-07.)

1354.07 ACCESSORY BUILDINGS.

Accessory buildings shall:

- (a) Not be located in the front yard except accessory buildings may be located streetward of the principal building on the less traveled street on through lots.
- (b) Be no closer than 15 feet to any side or rear property line. Boat houses up to 250 square feet gross floor area, may be built up to the water's edge.
- (Ord. 476. Passed 7-6-99. Ord. 554. Passed 2-4-02.)

1354.08 SPECIAL REQUIREMENTS.

Curbing is required only for that portion of a parking area including the approach driveways and parking lot facing the street.

(Ord. 476. Passed 7-6-99.)