

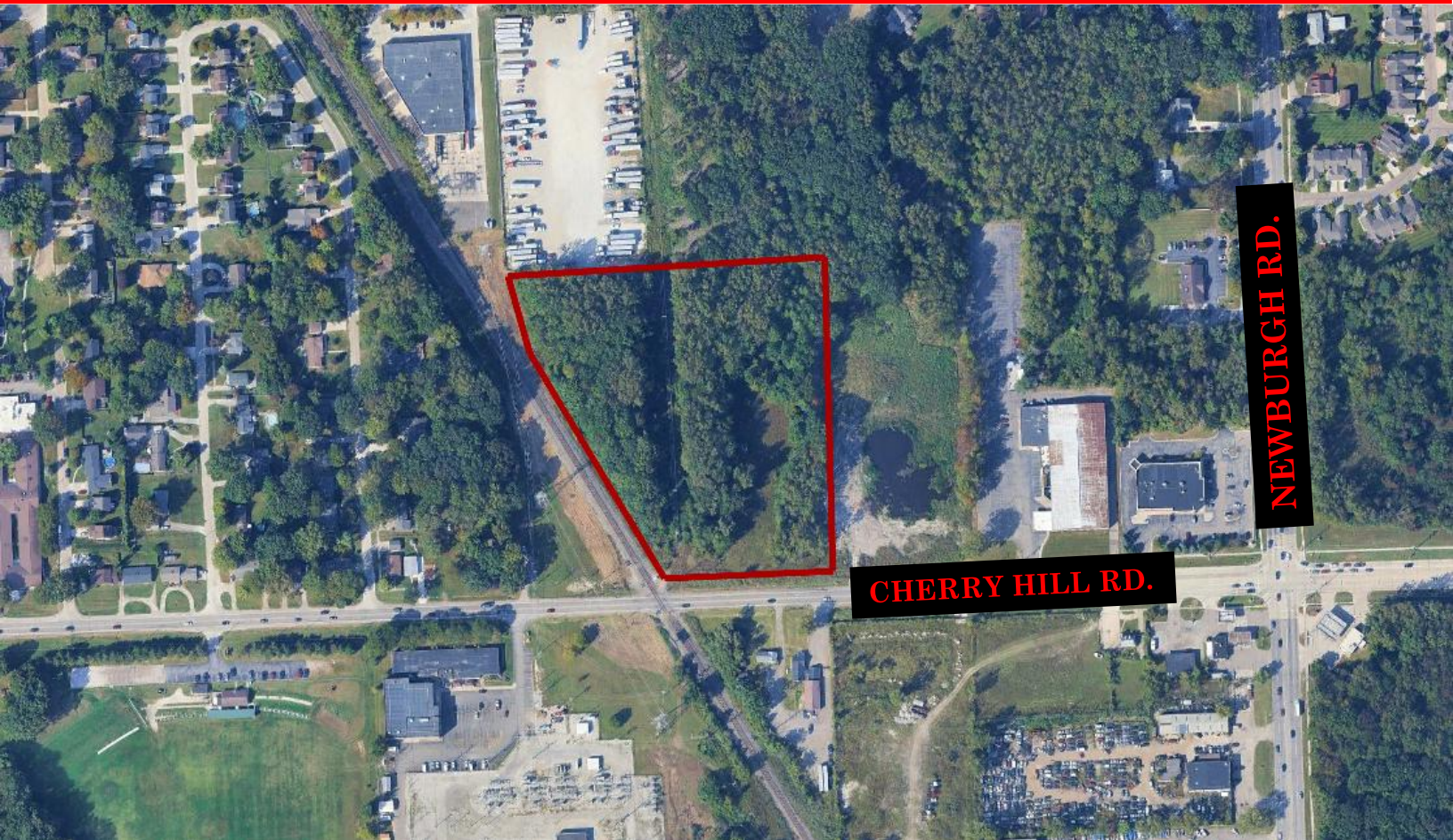
FOR SALE

Industrial Land – Westland

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390

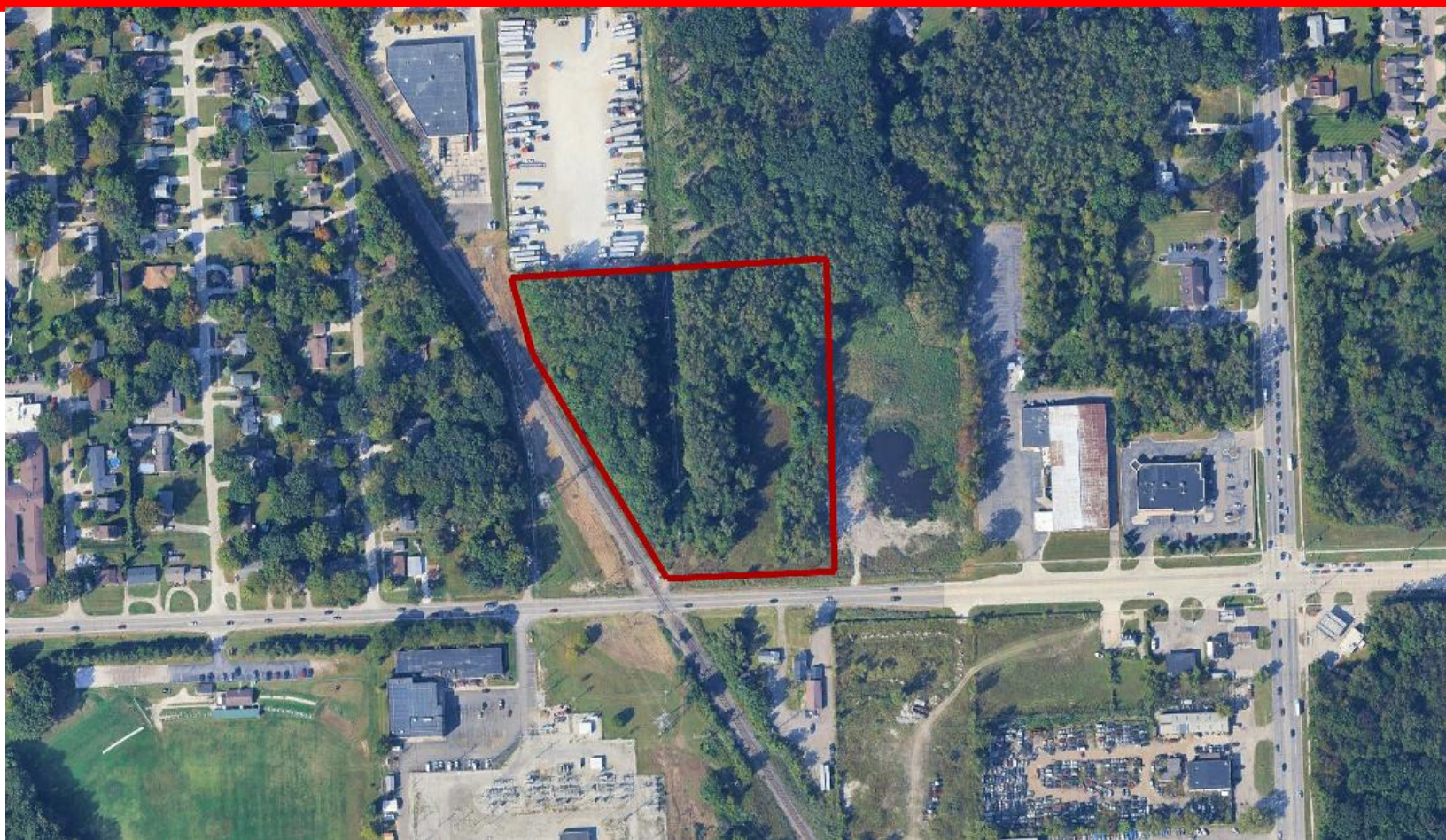


37800 Cherry Hill Rd.
Westland, MI 48185

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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ZONING ORDINANCE

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PROPERTY OVERVIEW

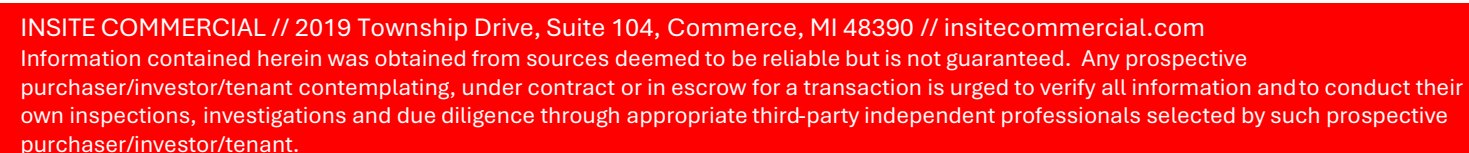
6.65 Acres vacant land for sale on the north side of Cherry Hill, west of Newburgh Road. Approximately 2.58 acre of wetlands on site (see wetland map enclosed).

OFFERING SUMMARY

Sale Price:	\$990,000
Land Size:	6.65 AC (4.07 AC Net)
Parcel IDs:	56-052-99-0031-000 56-052-99-0024-002
Utilities:	All available
Property Taxes:	\$30,750.72 (2025)
Zoning:	I-1

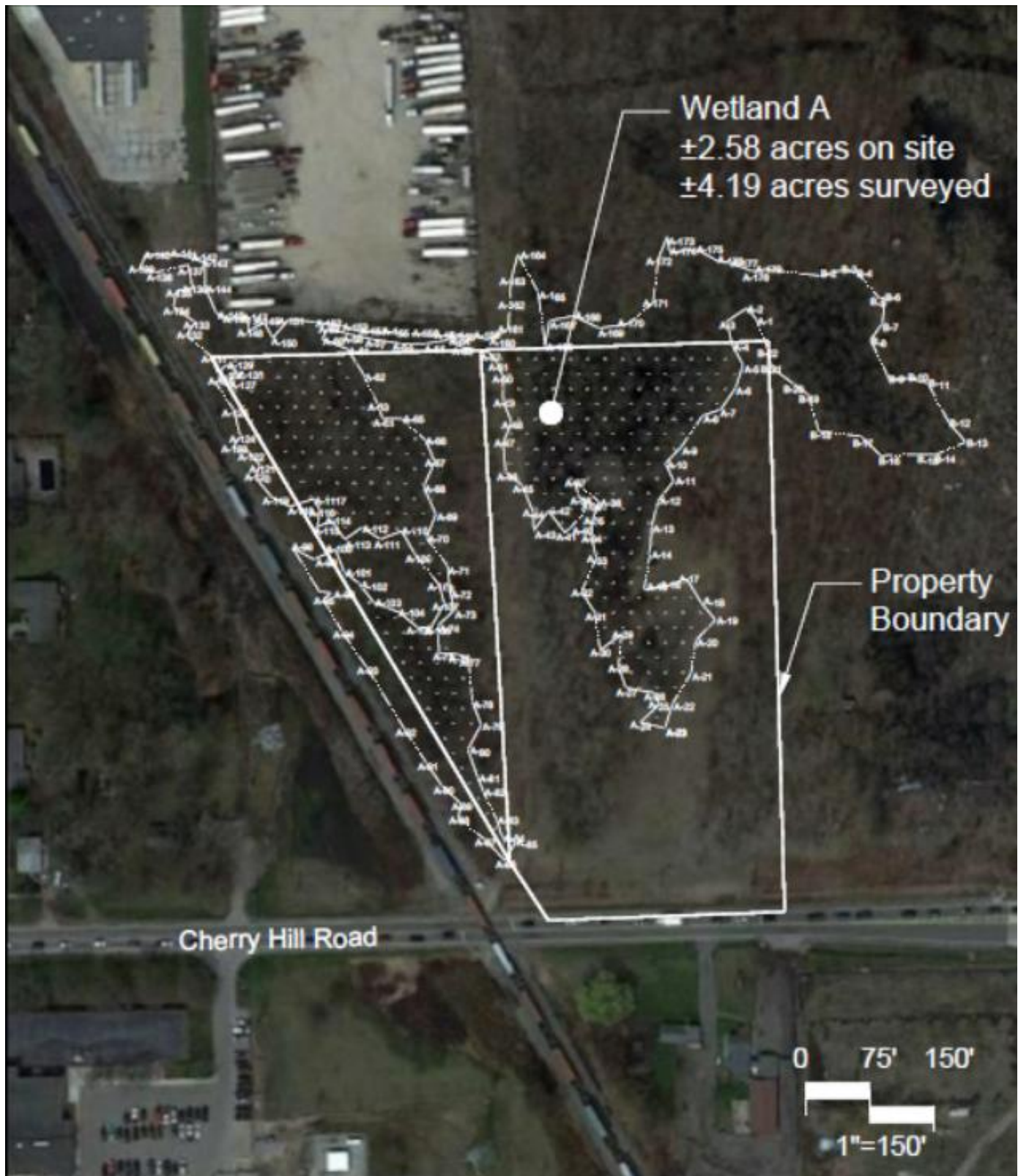
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 236,162 people
- **Households:** 99,972 homes
- **Avg. HH Income:** \$101,540 USD
- **Traffic Counts:** 15,167 VPD



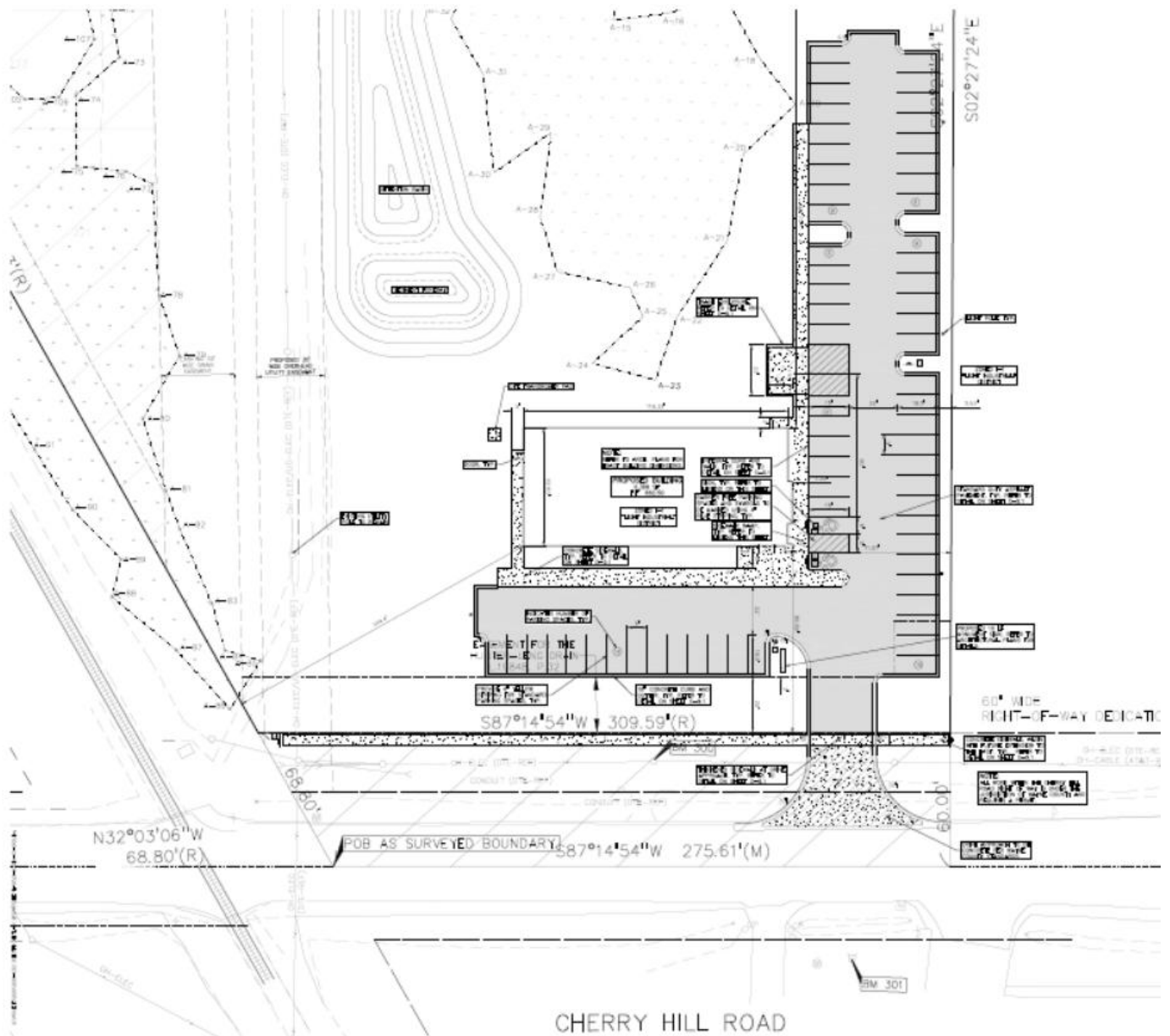
PROPERTY INFORMATION

Wetland Map



PROPERTY INFORMATION

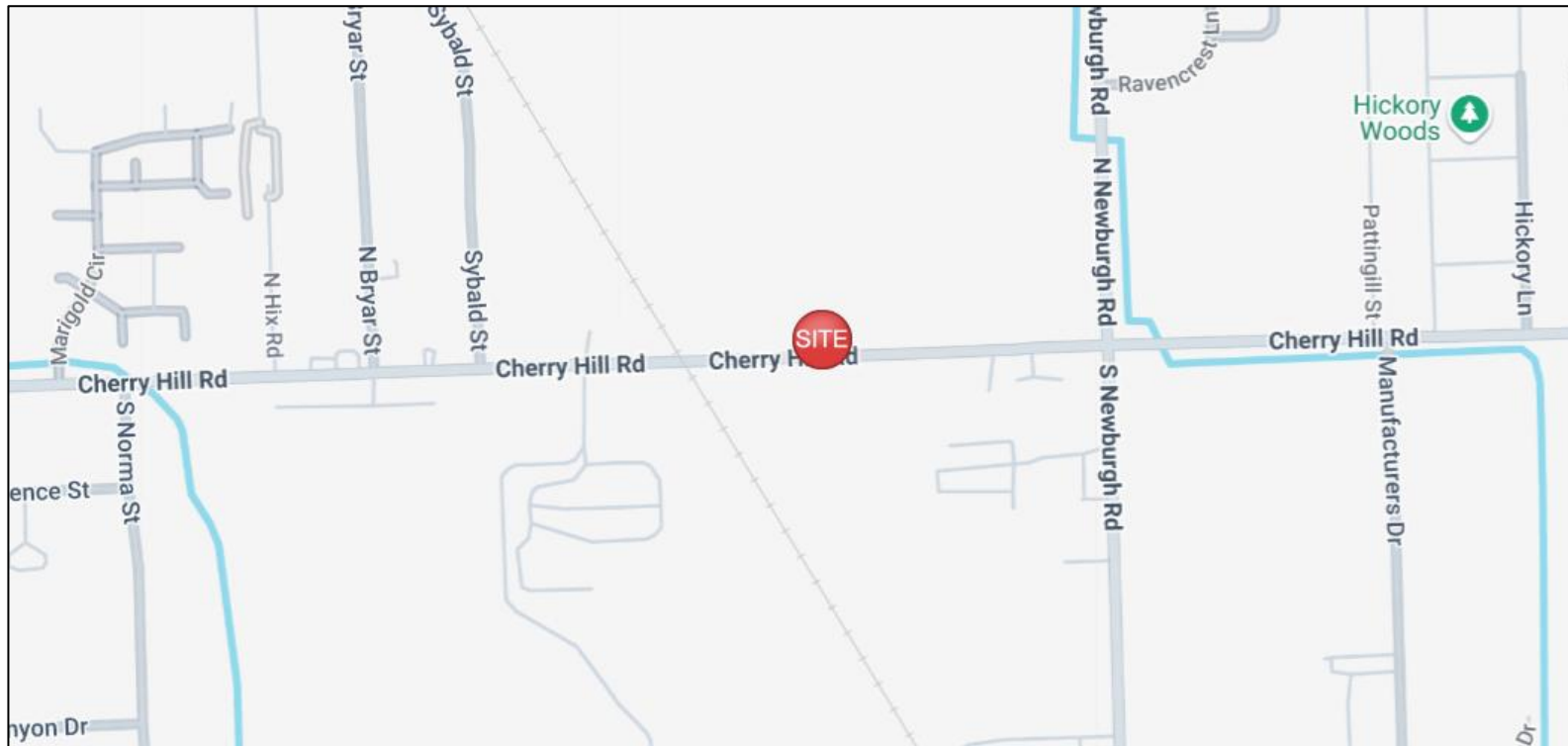
Proposed Site Plan



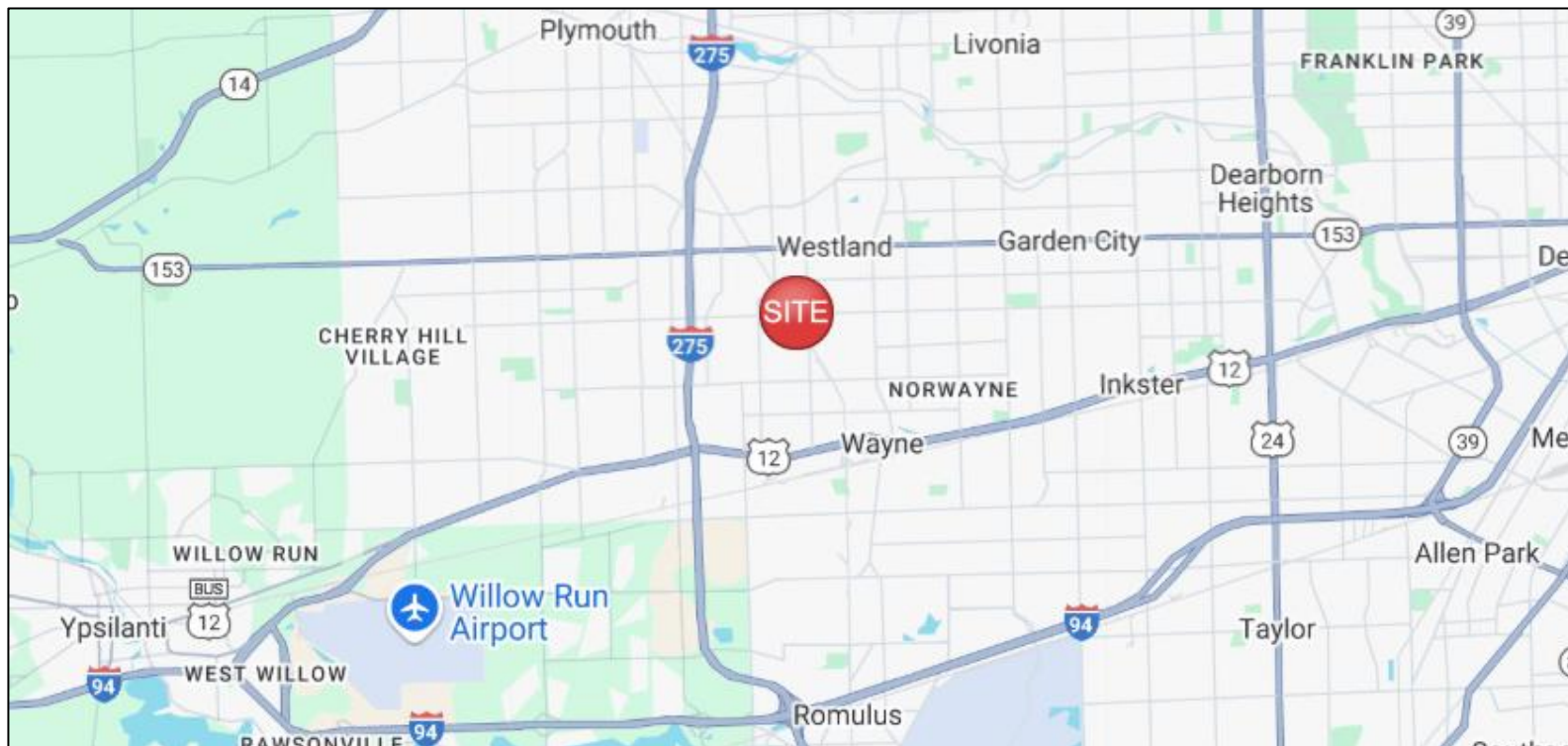
LOCATION INFORMATION

Location Maps

LOCAL



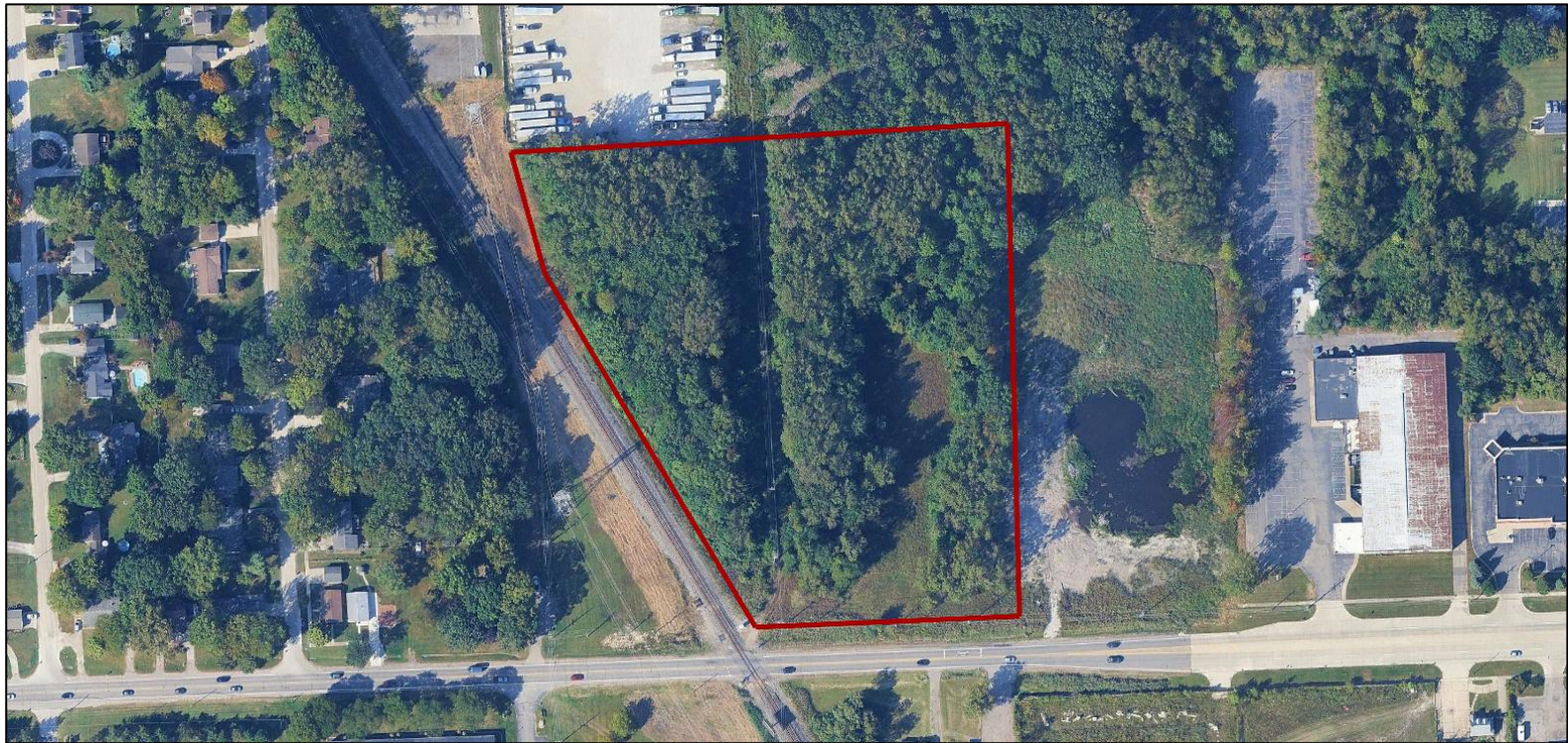
REGIONAL



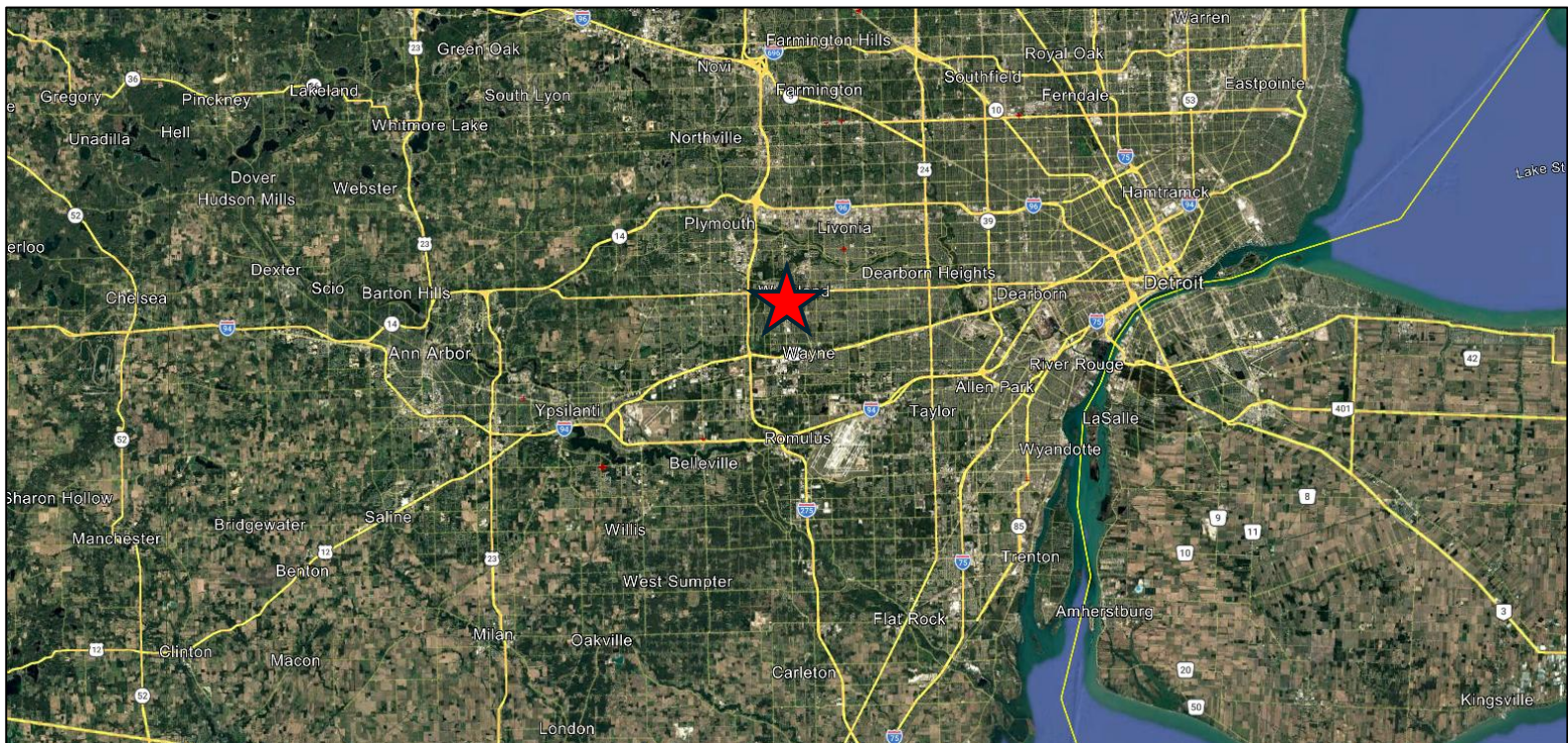
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCAL



REGIONAL



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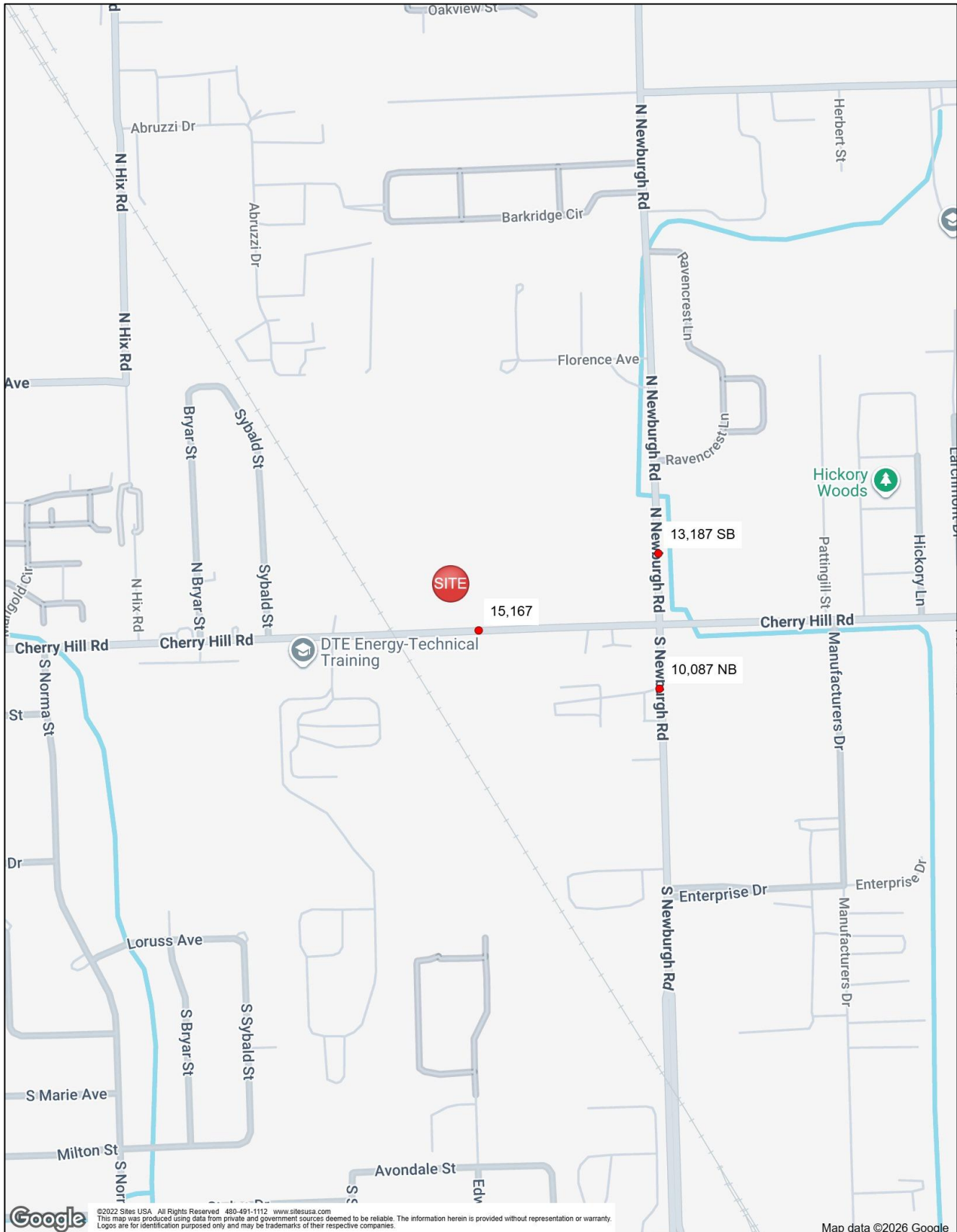
37800 Cherry Hill Rd Westland, MI 48185	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,087	98,382	236,162
2030 Projected Population	9,763	96,557	231,897
2020 Census Population	11,058	103,288	247,709
2010 Census Population	10,805	100,316	242,637
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.4%	-0.1%	-0.2%
Households			
2025 Estimated Households	4,317	43,467	99,972
2030 Projected Households	4,208	42,979	98,809
2020 Census Households	4,559	44,226	102,032
2010 Census Households	4,302	41,764	97,241
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.2%
Age			
2025 Est. Population Under 10 Years	11.9%	11.8%	11.8%
2025 Est. Population 10 to 19 Years	10.9%	11.3%	11.8%
2025 Est. Population 20 to 29 Years	11.8%	13.2%	12.3%
2025 Est. Population 30 to 44 Years	20.1%	21.1%	20.5%
2025 Est. Population 45 to 59 Years	18.9%	18.1%	18.6%
2025 Est. Population 60 to 74 Years	18.4%	17.1%	17.3%
2025 Est. Population 75 Years or Over	8.1%	7.4%	7.5%
2025 Est. Median Age	40.4	38.7	39.2
Marital Status & Gender			
2025 Est. Male Population	48.9%	48.9%	49.0%
2025 Est. Female Population	51.1%	51.1%	51.0%
2025 Est. Never Married	33.2%	38.5%	36.8%
2025 Est. Now Married	43.4%	40.4%	43.6%
2025 Est. Separated or Divorced	16.5%	15.5%	14.3%
2025 Est. Widowed	6.9%	5.6%	5.3%
Income			
2025 Est. HH Income \$200,000 or More	5.3%	6.6%	9.0%
2025 Est. HH Income \$150,000 to \$199,999	8.6%	8.0%	9.6%
2025 Est. HH Income \$100,000 to \$149,999	22.7%	16.8%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	14.8%	14.8%	14.3%
2025 Est. HH Income \$50,000 to \$74,999	18.8%	17.7%	16.6%
2025 Est. HH Income \$35,000 to \$49,999	11.8%	12.3%	11.1%
2025 Est. HH Income \$25,000 to \$34,999	4.0%	6.7%	6.2%
2025 Est. HH Income \$15,000 to \$24,999	6.0%	7.9%	6.7%
2025 Est. HH Income Under \$15,000	8.0%	9.1%	8.5%
2025 Est. Average Household Income	\$96,121	\$91,752	\$101,540
2025 Est. Median Household Income	\$76,375	\$72,297	\$81,503
2025 Est. Per Capita Income	\$41,239	\$40,671	\$43,108
2025 Est. Total Businesses	252	2,800	7,812
2025 Est. Total Employees	2,446	27,537	83,859

37800 Cherry Hill Rd Westland, MI 48185	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	65.6%	61.7%	63.5%
2025 Est. Black	20.4%	21.9%	21.9%
2025 Est. Asian or Pacific Islander	7.1%	9.4%	7.8%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	6.6%	6.7%	6.4%
Hispanic			
2025 Est. Hispanic Population	578	5,548	12,695
2025 Est. Hispanic Population	5.7%	5.6%	5.4%
2030 Proj. Hispanic Population	6.7%	6.5%	6.2%
2020 Hispanic Population	5.0%	5.0%	4.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	7,247	69,976	167,295
2025 Est. Elementary (Grade Level 0 to 8)	3.3%	2.8%	2.8%
2025 Est. Some High School (Grade Level 9 to 11)	7.6%	7.2%	5.8%
2025 Est. High School Graduate	27.7%	28.7%	27.0%
2025 Est. Some College	26.1%	22.4%	23.3%
2025 Est. Associate Degree Only	9.9%	10.2%	9.6%
2025 Est. Bachelor Degree Only	18.4%	18.3%	20.1%
2025 Est. Graduate Degree	7.0%	10.4%	11.4%
Housing			
2025 Est. Total Housing Units	4,749	47,972	110,399
2025 Est. Owner-Occupied	68.3%	53.5%	59.9%
2025 Est. Renter-Occupied	22.6%	37.2%	30.6%
2025 Est. Vacant Housing	9.1%	9.4%	9.4%
Homes Built by Year			
2025 Homes Built 2010 or later	3.7%	2.0%	2.5%
2025 Homes Built 2000 to 2009	9.8%	6.3%	6.1%
2025 Homes Built 1990 to 1999	9.5%	12.3%	11.1%
2025 Homes Built 1980 to 1989	4.4%	9.6%	8.1%
2025 Homes Built 1970 to 1979	29.0%	22.3%	18.7%
2025 Homes Built 1960 to 1969	16.5%	11.5%	12.5%
2025 Homes Built 1950 to 1959	7.6%	14.7%	19.6%
2025 Homes Built Before 1949	10.4%	11.9%	12.0%
Home Values			
2025 Home Value \$1,000,000 or More	0.6%	0.4%	0.8%
2025 Home Value \$500,000 to \$999,999	1.0%	2.0%	3.6%
2025 Home Value \$400,000 to \$499,999	2.2%	4.1%	6.0%
2025 Home Value \$300,000 to \$399,999	10.8%	14.5%	17.1%
2025 Home Value \$200,000 to \$299,999	34.5%	29.0%	29.1%
2025 Home Value \$150,000 to \$199,999	29.0%	24.3%	20.2%
2025 Home Value \$100,000 to \$149,999	10.9%	10.6%	9.6%
2025 Home Value \$50,000 to \$99,999	7.9%	10.2%	8.9%
2025 Home Value \$25,000 to \$49,999	1.0%	1.7%	1.9%
2025 Home Value Under \$25,000	2.2%	3.2%	2.8%
2025 Median Home Value	\$204,198	\$206,624	\$228,905
2025 Median Rent	\$932	\$996	\$980

37800 Cherry Hill Rd Westland, MI 48185	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	8,222	80,007	191,282
2025 Est. Civilian Employed	60.0%	62.8%	63.5%
2025 Est. Civilian Unemployed	2.9%	2.5%	2.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	37.1%	34.6%	33.5%
2025 Labor Force Males	48.4%	48.6%	48.6%
2025 Labor Force Females	51.6%	51.4%	51.4%
Occupation			
2025 Occupation: Population Age 16 Years or Over	4,933	50,227	121,506
2025 Mgmt, Business, & Financial Operations	16.5%	14.7%	15.3%
2025 Professional, Related	20.5%	22.2%	23.3%
2025 Service	13.7%	16.6%	16.5%
2025 Sales, Office	18.9%	18.8%	18.9%
2025 Farming, Fishing, Forestry	-	0.1%	-
2025 Construction, Extraction, Maintenance	10.7%	7.4%	6.8%
2025 Production, Transport, Material Moving	19.7%	20.3%	19.1%
2025 White Collar Workers	55.9%	55.6%	57.5%
2025 Blue Collar Workers	44.1%	44.4%	42.5%
Transportation to Work			
2025 Drive to Work Alone	73.1%	73.7%	71.7%
2025 Drive to Work in Carpool	10.0%	9.5%	9.6%
2025 Travel to Work by Public Transportation	1.7%	1.8%	1.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.2%	1.7%	1.6%
2025 Other Means	1.3%	1.4%	1.4%
2025 Work at Home	12.6%	11.7%	13.8%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	19.6%	22.3%	22.2%
2025 Travel to Work in 15 to 29 Minutes	35.4%	38.3%	39.2%
2025 Travel to Work in 30 to 59 Minutes	40.3%	34.3%	33.4%
2025 Travel to Work in 60 Minutes or More	4.7%	5.0%	5.2%
2025 Average Travel Time to Work	25.8	24.2	24.2
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$402.28 M	\$3.93 B	\$9.74 B
2025 Est. Apparel	\$7.57 M	\$73.58 M	\$181.41 M
2025 Est. Contributions, Tax and Retirement	\$105.34 M	\$1.02 B	\$2.65 B
2025 Est. Education	\$9.25 M	\$89.31 M	\$223.19 M
2025 Est. Entertainment	\$23.45 M	\$228.21 M	\$562.03 M
2025 Est. Food, Beverages, Tobacco	\$49.72 M	\$487.66 M	\$1.18 B
2025 Est. Health Care	\$28.76 M	\$283.26 M	\$661.46 M
2025 Est. Household Furnishings and Equipment	\$10.87 M	\$105.48 M	\$260.97 M
2025 Est. Household Operations, Shelter, Utilities	\$90.43 M	\$914.19 M	\$2.2 B
2025 Est. Miscellaneous Expenses	\$7.04 M	\$68.22 M	\$168.32 M
2025 Est. Personal Care	\$5.31 M	\$52.18 M	\$126.13 M
2025 Est. Transportation	\$64.55 M	\$613.53 M	\$1.53 B

LOCATION INFORMATION

Traffic Counts



ARTICLE VI. INDUSTRIAL DISTRICTS

Sec. 6.1. Intent.

This article provides for development of a full range of industrial use in two districts, the I-1 light industrial district and the I-2 general industrial district. In addition to industrial uses, these two districts also provide for fringe commercial uses which are compatible with industrial uses, and are often incompatible with other commercial uses. The I-1 and I-2 districts are restricted to industrial and fringe commercial uses in order to ensure adequate area to meet the long-range demand for such uses. The I-1 light industrial district is intended to provide for light industrial activities which do not create an appreciable nuisance or hazard, and uses that require a pleasant, hazard- and nuisance-free environment. The I-2 general industrial district permits heavy industrial uses in addition to a full range of light industrial and fringe commercial uses.

Sec. 6.2. Permitted land uses.

In the industrial districts, land, buildings, and other structures shall be used only for one or more of the uses specified in table 6.2 below. Uses denoted by a "P" are permitted by right and uses denoted by a "SLU" are considered special land uses and may be approved by city council subject to the applicable standards and requirements of article XIII. Additional applicable use standards are listed in the column at right.

Accessory structures and uses incidental to the permitted or special land uses are also allowed and regulated by section 9.5.

Table 6.2
Industrial Use Table

Use Category/Use	Light Industrial	General Industrial	Use Standards
	I-1	I-2	
RECREATION USES			
Indoor commercial recreation, gaming and amusement establishments, including arcades, haunted houses, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks and similar uses	SLU		
Fitness center or health club	SLU		
Shooting ranges, including, but not limited to, the firing of guns and/or bows and arrows, provided that such a facility is completely enclosed and sound proofed	SLU		
INSTITUTIONAL, EDUCATIONAL AND ASSEMBLY USES			
Clubs or lodges, private	SLU		
Trade and vocational schools	P	P	
Airports and heliports		P	

ZONING ORDINANCE

I-1: Light Industrial

Use Category/Use	Light Industrial	General Industrial	Use Standards
	I-1	I-2	
MEDICAL USES			
Marijuana safety compliance facilities	SLU	SLU	Section 8.24; Westland Code Ch. 27
Marijuana secure transporters	SLU	SLU	Section 8.24; Westland Code Ch. 27
Marijuana microbusinesses	SLU	SLU	Section 8.24; Westland Code Ch. 27
Marijuana collocated facilities	SLU	SLU	Section 8.24; Westland Code Ch. 27
FOOD AND DRINK ESTABLISHMENTS			
Micro-breweries, small wine makers and small distilleries	P	P	Sec. 8.16
COMMERCIAL USES			
Catering establishments	P		
Newspaper distribution agencies	P		
Printing and publishing shops	P		
Veterinary clinics	P		
Auction rooms	P		
Kennels	P		
Theaters, outdoor	SLU		
Banquet halls	SLU		
Workshops for the repair or service of bicycles, electronics, household appliances, furniture, shoes, and similar items	P		
Small engine repair for lawn mowers, snow blowers, and similar devices	P		
Showroom of a plumber, electrician, contractor or similar trade	P		
Light manufacturing/production facility with a retail sales or showroom component	P		
Greenhouses and nurseries	P		
Funeral homes and mortuaries	SLU		
Manufactured and mobile home sales and rentals	SLU		
Model homes and garage sales	SLU		
Building materials and products sales and storage establishments	SLU		
Farm implement stores and machinery sales	SLU		
Garden supply, landscape materials, tool, seed and feed stores	SLU		

ZONING ORDINANCE

I-1: Light Industrial

Use Category/Use	Light Industrial	General Industrial	Use Standards
	I-1	I-2	
VEHICULAR RELATED USES			
Motor vehicle retail parts stores, indoor	P		
Motor vehicle washing establishments	SLU		
Indoor sales or showroom for new or used motor vehicles, boats, trailers, recreational vehicles or similar items	SLU		
Outdoor sales of new or used motor vehicles, boats, trailers, recreational vehicles or similar items, which may include related repair garages and service centers	SLU		
Gasoline service stations with or without convenience food store	SLU		Sec. 8.20
Motor vehicle repair, minor	P		Sec. 8.21
Motor vehicle repair, major	SLU		Sec. 8.21
Motor vehicle, boat, trailer, recreational vehicle or similar outdoor vehicle storage or parking	SLU	SLU	Sec. 8.22
INDUSTRIAL USES			
Light manufacturing uses, including but not limited to:	P	P	
<i>Cabinet and furniture manufacturing</i>			
<i>Carpet manufacturing</i>			
<i>Cloth products manufacturing from finished cloth</i>			
<i>Communications equipment manufacturing</i>			
<i>Electronic and scientific precision instruments manufacturing</i>			
<i>Insulating materials manufacturing</i>			
<i>Jewelry manufacturing engraving</i>			
<i>Leather products manufacturing from finished leather</i>			
<i>Mattress manufacturing</i>			
<i>Musical instruments manufacture</i>			
<i>Optical goods manufacturing</i>			
<i>Orthopedic and medical appliance manufacturing</i>			
<i>Paper products manufacturing from finished paper</i>			
<i>Pottery and ceramics manufacturing</i>			
<i>Rope, cord, and twine manufacturing</i>			
<i>Sporting goods manufacturing</i>			
<i>Sign manufacturing</i>			
<i>Light machinery production - household appliances, business machines, hand tools, electrical components and subassemblies, electric motors</i>			

ZONING ORDINANCE

I-1: Light Industrial

Use Category/Use	Light Industrial	General Industrial	Use Standards
	I-1	I-2	
INDUSTRIAL USES (cont.)			
Light manufacturing uses, including but not limited to (cont.):	P	P	
<i>Secondary food processing and packaging of food products initially processed off the premises</i>			
<i>Recreation vehicles assembly</i>			
Contractors shops, and yards.	SLU	P	
Laundries and dry cleaning establishments, including those serving pick-up stations located off the premises.	P	P	
Electroplating, glass products production and sales	P	P	
Greenhouses, wholesale	P	P	
Research and development facilities, technical centers and laboratories, and any use charged with the principal function of basic research, design and pilot or experimental product development.	P	P	
Upholstering shops	P	P	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	
Business incubators	P	P	
Wholesale and e-commerce businesses, including warehousing	P	P	
Mini- or self-storage warehouses	P	P	
Warehousing and storage facilities	P	P	
Breweries, wineries and distilleries	P	P	Sec. 8.16
Trucking facilities and distribution centers	SLU	SLU	
Cosmetics production	SLU	P	
Food manufacture, packaging and processing	P	P	
Heavy manufacturing uses, including but not limited to:		P	
<i>Manufacture of nonalcoholic beverages, bottling of alcoholic and/or nonalcoholic beverages</i>			
<i>Manufacture of light component parts of products</i>			
<i>Milk processing; bottling, and manufacturing of milk products</i>			
<i>Manufacture and assembly of major electrical equipment</i>			
<i>Manufacture of colors, dye, paint, and other coatings excluding tar products</i>			
<i>Manufacturing of machinery and machinery components</i>			

ZONING ORDINANCE

I-1: Light Industrial

Use Category/Use	Light Industrial	General Industrial	Use Standards
	I-1	I-2	
INDUSTRIAL USES (cont.)			
Heavy manufacturing uses, including but not limited to (cont.):		P	
<i>Manufacture of glass and glass products</i>			
<i>Paper manufacturing</i>			
<i>Can and container manufacturing</i>			
Machine, welding, tool and die shops		P	
Stamping and fabricating metal shops using press, brakes, and rolls		P	
The following industrial uses, provided they are completely surrounded by other industrial uses:		SLU	
<i>Sewage treatment plants, municipal</i>			
<i>Thermal, electric, steam, solar, and/or atomic power plants</i>			
<i>Basic or semi-finished chemicals manufacturing including, but not limited to, cellulose products; resins; glue; vegetables, animal and mineral fats or oils, explosives, combustible gasses, soap, detergents, fertilizer derived from animal origins, asphaltic and tar products, including asphaltic paving materials</i>			
<i>Cement manufacturing</i>			
<i>Drop forging</i>			
<i>Heavy chemicals manufacturing including, but not limited to, mineral acids or other corrosives, ammonia, caustic soap and sulfuric acid</i>			
<i>Leather curing and tanning</i>			
<i>Metal or alloy ingot manufacturing</i>			
<i>Oil refineries</i>			
<i>Open hearths and blast furnaces</i>			
<i>Petroleum bulk storage</i>			
<i>Processing, sale, storage or reclamation of junk of all kinds including automobile wrecking and storage (junk or salvage yards)</i>			
<i>Slaughtering or processing of animals</i>			
<i>Stock yards</i>			

Sec. 6.3. Prohibited land uses.

6.3.1 Prohibited uses in the I-1 District. No building shall be erected or altered, and no land shall be used for any of the following in the I-1 District:

- a. Dwelling units and lodging rooms, other than watchmen's quarters.
- b. Basic or semi-finished chemicals manufacturing including, but not limited to, cellulose products; resins; dye stuffs; glue; vegetables, animal and mineral fats or oils, explosives, combustible gasses, soap, detergents, fertilizer derived from animal origins, asphaltic and tar products, including asphaltic paving materials.
- c. Cement manufacturing.
- d. Drop forging.
- e. Heavy chemicals manufacturing including, but not limited to, mineral acids or other corrosives, ammonia, caustic soap and sulfuric acid.
- f. Leather curing and tanning.
- g. Metal or alloy ingot manufacturing.
- h. Oil refineries.
- i. Open hearths and blast furnaces.
- j. Petroleum bulk storage.
- k. Processing, sale, storage or reclamation of junk of all kinds including automobile wrecking and storage.
- l. Slaughtering or processing of animals.
- m. Stock yards.

Sec. 6.4. Schedule of lot size, yard and building bulk requirements.

6.4.1 Schedule of lot size, yard and building bulk requirements. Lot size, yard and building bulk requirements for the industrial districts shall be as specified in Table 6.4.1. Supplemental requirements specific to certain districts are outlined in sections 6.5 and 6.6.

Table 6.4.1
Schedule of lot size, yard and building bulk requirements

District	Minimum Lot Size		Minimum Yard Setback Requirements for Principal and Accessory Structures (1)			Maximum Bulk Requirements
	Minimum Lot Area	Minimum Lot Width	Front Minimum	Side Minimum (2)	Rear Minimum (2)	Maximum Building Height
	(sq. ft.)	(lin. ft.)	(lin. ft.)	(lin. ft.)	(lin. ft.)	(feet)
I-1 Light Industrial District	10,000	100	35 (3)(4)(5)(6)	18 (3)(4)(5)(6)	20 (3)(4)(5)(6)	45
I-2 General Industrial District	43,560	122	75 (7)	25 (7)	25 (7)	45

FOOTNOTES TO TABLE 6.4.1:

1. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and as allowed in subsections 9.6.4 and in article XI.
2. Side and rear yards which abut streets shall conform to the same yard setback requirements as front yards.
3. An additional 15 feet is required where adjacent to a residential district.
4. Areas for the temporary storage of garbage and trash shall not be located in any required or non-required front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed on all sides subject to the standards in subsection 11.5.1.
5. Unsheltered parking shall be permitted in required side and rear yards, except that parking shall not be permitted in a required side or rear yard which abuts a street. Parking shall be permitted in unrequired side and rear yard areas.
6. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.
7. An additional 25 feet is required where adjacent to a residential district.

Sec. 6.5. I-1 district supplemental requirements.

6.5.1 Conditions. Uses allowed in the I-1 light industrial district are subject to the following conditions:

- a. All business, servicing, or processing—except for off-street loading—shall be conducted within enclosed buildings, unless otherwise indicated hereinafter.
- b. All storage—except for licensed motor vehicles in operable condition—shall be within completely enclosed buildings or effectively screened by a solid wall or wooden fence, as determined by the planning commission (including solid entrance and exit gates), not less than six feet nor more than eight feet in height.
- c. The following machines and equipment shall not be used: punch presses, steam hammers, drop hammers, stamping machines, forging equipment, and automobile screw machines.

- d. Glare and heat from arc welding or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- e. The measurable noise emanating from the premises used for the activities permitted under this article shall not exceed 70 decibels, as measured from the outside of the walls or roof of the building occupies for such uses.
- f. No storage or construction equipment materials nor construction materials shall exceed the eight feet in height, except for construction vehicles. Any toxic or liquid materials shall be stored in closed containers. All buffering of the site shall be determined by the building director and approved by the planning commission.

Sec. 6.6. I-1 and I-2 district supplemental requirements.

6.6.1 Site plan requirements.

- a. All public utilities shall be placed underground.
- b. All areas where motor vehicles may be driven or parked shall be paved with asphaltic or concrete surfacing of such thickness and design as may be required by engineering standards duly adopted by the city council.

6.6.2 Performance standards. The following performance standards shall apply within the industrial districts:

- a. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
- b. No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- c. No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.
- d. Smoke shall not be emitted with a density greater than No. 1 on the Ringelmann Chart as issued by the U.S. Bureau of Mines except for once hourly blow-off periods of ten minutes duration when a density of not more than No. 2 is permitted.
- e. No malodorous gas or matter shall be permitted which is offensive or which produces a public nuisance or hazard on any adjoining lot or property.
- f. No pollution of air by fly-ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. Dust, dirt, smoke, or fly-ash shall not be in excess of three-tenth grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed 50 percent excess air.
- g. No direct or reflected glare shall be permitted which is visible from any property or from any public street, road, or highway. In particular, any operation or activity producing glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half of one footcandle when measured at any residence or business district boundary line. Flickering or intense source of light shall be so controlled as not to cause a nuisance across any lot lines.
- h. Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Department of Health, the Michigan Department of Natural Resources, the Wayne

County Health Department, and the U.S. Environmental Protection Agency. Such requirements and regulations shall apply in all cases except when they are less stringent than the following standards in which case the following standards shall apply:

- (1) No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
 - (2) Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a maximum temporary variation of pH 5.0 to 10.0.
 - (3) Wastes shall contain no cyanides and no halogens and shall contain not more than 10 p.p.m. of the following gases: hydrogen sulphite, sulphur dioxide and nitrous oxide.
 - (4) Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceeding a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve, or have a dimension greater than one-half inch.
 - (5) Wastes shall not have chlorine demand greater than 15 p.p.m.
 - (6) Wastes shall not contain phenols in excess of .005 p.p.m.
 - (7) Wastes shall not contain any grease or oil or any oil substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.
- i. *Interior uses.* The measurable noise emanating from the interior premises and as measured at the street or property line, may not exceed 65 decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American National Standards Institute, unless otherwise stated in the specifications for the sound level meter. Objectionable noises, due to intermittence, beat frequency or shrillness, shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.
- j. *Exterior uses.* The measurable noise emanating from exterior uses and as measured at the street or property line, may not exceed 105 decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American National Standards Institute, unless otherwise stated in the specifications for the sound level meter. Objectionable noises, due to intermittence, beat frequency or shrillness, shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.



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