

Article 12

I Industrial District

Section 12.01 - Purpose

It is the intent of this district to provide for the development of sites for industrial plants in which the manufacture of goods in the form of finished or semi-finished products or the assembly, compounding, or treatment of product parts or ingredients in order to create finished or semi-finished goods for sale to other industrial manufacturers, or to bulk or wholesale commercial purchasers. It is the further intent of this district to permit only those industrial manufacturing uses having use, performance, or activity characteristics which emit a minimum amount of discernible noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation, or any other physically adverse effect to the extent that they are abnormally discernible beyond the lot lines of the parcel or site upon which the industrial manufacturing activity is located.

Section 12.02 - Permitted Principal Uses

The following uses are permitted as long as they are conducted completely within a building, structure, or an area enclosed and screened from external visibility beyond the lot lines of the parcel upon which the use is located, except as otherwise provided in this Ordinance:

- Commercial garages
- Commercial free standing towers
- Contractor's establishments
- Dry bulk blending plants
- Electrical and electronic equipment manufacturers
- Fabricated metal products
- Grain elevators - storage and retail sales
- Handling of liquid nitrogen, fertilizer, and anhydrous ammonia
- Jobbing and machine shops
- Metal plating and finishing
- Monument and cut stone manufacturers
- Outdoor storage
- Plastic products forming and molding
- Printing and publishing
- Processing of machine parts
- Public service and utility facilities, but only during construction of permanent buildings and structures, and provided that they are removed immediately upon completion.
- Research and development establishments
- Storage facilities for building materials - indoor and outdoor
- Storage or transfer warehouses
- Temporary buildings
- Trade and industrial schools
- Truck and rail freight terminals
- Warehouse, including mini-warehousing
- Wholesale trade stores

Section 12.03 - Permitted Principal Special Uses with Conditions

Planned Industrial Parks in accordance with the provisions of Article 13, "Special Uses" for the collective grouping of two (~~2~~) or more of the principal uses permitted in this district.

Section 12.04 - Permitted Accessory Uses

The following uses are permitted when they are an integral part of the building or structure or are included as a part of the site development upon which the principal use is located:

Banking

Caretakers quarters

Customary home occupations in existing single family homes, as conditioned by section 16.21.

Education, library, and training facilities

Medical and health care facilities

Normal accessory uses to all Permitted Principal Uses

Office facilities

Recreation and physical fitness facilities

Research and experimentation facilities

Restaurants

Sales display facilities and areas

Truck and equipment service, maintenance, repair, and storage facilities.

Warehouse and storage facilities

Work clothing sales and service facilities

Section 12.05 - Required Conditions for All District Uses

- A. **Access Roads:** all uses shall only have vehicular access via a year-round hard surface paved road, including the road system which connects it to the state and federal designated highway routes.
- B. **Barriers:** all development for the permitted uses shall be physically separated from access roads by a curb and a planting strip or other suitable barrier. Such barrier shall effectively prevent unchanneled vehicle ingress or egress, except by approved accessways or driveways.
- C. **Screening:** when adjacent to or across the road from existing residential developments or zoning districts an industrial use of a lot or parcel shall provide a landscaped greenbelt or wall screen in accordance with Section 16.30.
- D. **Sewage Disposal:** Permitted industrial uses shall be served by a public sewer service or an approved packaged sanitary treatment facility, approved by the County Health Department. All packaged treatment plant facilities shall provide a minimum of secondary level treatment and shall meet all other applicable federal, state, and local standards and regulations. The effluent from same shall be disposed of in a manner and method which conforms to or exceeds the minimum standards of the State of Michigan Water Resources Commission and the County Health Department. The collection system used in conjunction with a packaged treatment facility shall be located and designed to readily connect into a future public sewer service system without the need for reconstruction of any main or lateral sewer links.

- E. **Toxic Waste Disposal:** All toxic wastes shall be disposed of in accordance with all state or federal laws, rules, and regulations governing the disposal of specific toxic substances.

Section 12.06 - Dimensional Requirements, Except as Otherwise Specified in this Ordinance

- A. **Lot Area:** minimum of two ~~(2)~~ acres per principal use, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewage and treatment system, in which use the lot or parcel may have a minimum area of 40,000 square feet per principal use.
- B. **Lot Width:** minimum of 200 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot Coverage:** maximum of 25% for all principle and accessory buildings.
- D. **Yard and Setback Requirements:**
1. **Front Yard:** minimum of fifty ~~(50)~~ feet from all road or highway right-of-way lines.
 2. **Side Yards:** minimum of twenty ~~(20)~~ feet for one ~~(1)~~-side yard, but a minimum total of fifty ~~(50)~~ feet for both side yards.
 3. **Rear yard:** minimum of fifty ~~(50)~~ feet.
- E. **Height Limitations:** maximum of forty ~~(40)~~ feet, except that a detached accessory structure shall not exceed twenty ~~(20)~~ feet, except as otherwise provided in this Ordinance.
- F. **Locational Requirements:**
1. The site shall have at least one ~~(1)~~ property line abutting the major road or highway arterial upon which it fronts and from which it has the most direct vehicular access.
 2. All vehicular ingress and egress shall be from an acceleration and deceleration lane connected to a frontage access road located parallel and adjacent to the major road or highway arterial upon which the site fronts and from which the site has its most direct vehicular access.
 3. The storage of goods, materials, trash, or garbage is not permitted outside of the principal or accessory buildings or structures.