

ARTICLE 13 IND GENERAL INDUSTRIAL DISTRICT

SECTION 1300 PURPOSE AND INTENT

This District Classification is designed to accommodate wholesale activities, warehousing and light industrial facilities as uses by right and more intense, heavy industrial facilities as uses authorized by special approval. The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space in appropriate locations to meet the needs for all types of manufacturing in the Township.
2. To protect residential districts by separating them from manufacturing activities.
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 compatible with existing uses and development.

SECTION 1301 USES AND STRUCTURES PERMITTED BY RIGHT

In the General Industrial District, no building or land shall be used and no buildings shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance.

1. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.
2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. 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 on those sides abutting any residential or commercial district, and on any front yard abutting a public thoroughfare except as otherwise provided in **Section 1918** of this Ordinance. In the industrial district, the extent of such wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than four (4) feet in height and may, depending upon land use, be required to be eight (8) feet in height, and shall be subject further to the requirements of **Section 1918**. A chain link fence, with intense evergreen shrub plantings, shall be considered an obscuring wall.
 - a. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool and die, gauge and machine shops.
 - b. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, textiles, tobacco, wax, wire, wood and yarns.
 - c. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
 - d. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 - e. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - g. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
3. Public utility buildings including telephone exchange buildings, electrical transformer stations and substations, gas regulator stations as well as electric and gas service buildings and yards.

4. Storage facilities for building materials, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential or business districts, and on any yard abutting a public thoroughfare. See **Section 1918**.
5. Municipal uses such as water treatment plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage
6. Motor vehicle engine and body repair shops, bump shops, undercoating shops and similar vehicle repair facilities with the repair activity conducted within a completely enclosed building; no storage of disabled motor vehicles or part thereof is permitted unless within a completely enclosed building or screened from public view per **Section 1918**.
7. Agricultural related enterprises where no structures or livestock exist.
8. Warehousing , wholesale establishments and trucking facilities.
9. Central dry cleaning plants or laundries provided that such plants shall not deal directly with the consumer at retail.
10. Laboratories – experimental, film, or testing.
11. Machinery or equipment sales or storage.
12. Trade or Industrial Schools.
13. Accessory buildings and uses customarily incidental to any of the above permitted uses.
14. Private Wind Energy Systems subject to all provisions of Article 17 of this Ordinance.
15. Other uses of similar character.

SECTION 1302 USES AUTHORIZED BY SPECIAL APPROVAL

The following uses shall be permitted, subject to conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission, pursuant to the provisions of Article 3 of this Ordinance and the Michigan Zoning Enabling Act, as amended.

1. Lumber and planing mills when located at least one thousand (1000) feet from any side or rear property line which borders a residential or commercial use.
2. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
3. Heating and/or electrical power generating plants, and all accessory uses.
4. Any of the following uses provided that they are located not less than one thousand (1000) feet from a residential or commercial parcel, or use and not less than three hundred (300) feet from a business or agricultural parcel or use:
 - a. Open storage yards of sand, stone, coal, gravel or lumber, asphalt plants and concrete-transit mix plants.
 - b. Junk yards, provided such are entirely enclosed within a building or within an eight (8) ft. high obscuring wall.
 - c. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.

- d. Facilities with blast furnaces, steel furnaces, blooming or rolling mills.
 - e. Facilities where corrosive acid or alkali, cement, lime, gypsum or plaster of paris is manufactured.
 - f. Petroleum storage or refining facilities.
 - g. Facilities where smelting of copper, iron or zinc ore, or similar products occurs.
7. Agricultural activities that require the erection of structures or the keeping of livestock.
 8. Mining operations involving earth removal, quarrying, gravel processing, or related mineral extraction.
 9. Commercial communication towers or public utility microwaves and their attendant facilities provided that they are located such that the base of any tower is no closer than one and ½ its height from any property line.
 10. Accessory buildings and uses customarily incidental to any of the above uses.
 11. Any structure or use which, in the opinion of the Planning Commission, is similar to or compatible with a structure or use permitted in this zoning district.

SECTION 1303 SITE PERMIT

A site permit is required for all new construction and new uses in the General Industrial District. In addition to compliance with a stated permitted use, a site permit shall require compliance with any applicable regulations found in **ARTICLE 18 or ARTICLE 19** of this Ordinance.

SECTION 1304 COMPLIANCE WITH OTHER GOVERNMENTAL REGULATIONS

Any use permitted in the General Industrial District must also comply with all applicable federal, state, county and township health and pollution laws and regulations with respect to noise, smoke and particulate matter, vibration, noxious and odorous matter and glare and heat, fire and explosive hazards, gases, electromagnetic radiation and drifting airborne matter.

SECTION 1305 ADDITIONAL REGULATIONS

The storage of all materials, objects, equipment, machinery and inoperable motor vehicles shall be wholly within a completely enclosed building or screened from public view. No storage shall be located in the front yard or a side yard abutting a street/road.

SECTION 1306 GENERAL PERFORMANCE STANDARDS

The following shall be considered to be the minimum performance standards subject to county, state or federal standards and requirements which may be more restrictive:

1. Odors- The emission of obnoxious odors, noise, dust fumes or vibrations of any kind shall not be permitted which are contrary to the public health, safety and general welfare.
2. Gases- No gas shall be emitted which is detrimental to the public health, safety and general welfare.
3. Glare and Heat- Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to have an adverse effect outside of the property.
4. Fire and Safety Hazards- The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with state rules and regulations as established by Public Act 207 of 1941, as amended.