

ARTICLE XIV

I INDUSTRIAL DISTRICT

SECTION 14.01 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 discernable 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 discernable beyond the lot lines of the parcel or site upon which the industrial manufacturing activity is located.

SECTION 14.02 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:

- A. Dry bulk blending plants
- B. Electrical and electronic equipment manufacturers
- C. Fabricated metal products
- D. Jobbing and machine shops
- E. Laboratories *[added 1999]*
- F. Metal plating and finishing
- G. Mini storage facilities *[added 1999]*
- H. Monument and cut stone manufacturers
- I. Plastic products forming and molding
- J. Printing and publishing
- K. Processing of machine parts
- L. Public service and utility facilities, but only during construction of:
Permanent buildings and structures, and provided that they are removed immediately upon completion.
- M. Research and development establishments
- N. Trade and industrial schools
- O. Wood industries, except wood distillation
- P. Brewery, distillery, winery or similar

SECTION 14.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Planned Industrial Parks in accordance with the provisions of Article XV, “Special Uses,” for the collective grouping of two (2) or more of the principal uses permitted in this district.
- B. Sanitary septic waste hauling and servicing facilities in accordance with the provisions of Article XV, Special Uses. *[amended Feb. 2007]*
- C. Communications towers
- D. Vehicle fueling stations
- E. Junk yards and inoperable vehicle yards
- F. Public buildings
- G. A business typical for outside storage of materials and equipment with or without a building, including but not limited to: building materials, landscape materials, sand, gravel, concrete, trucks, equipment. (added 10-2023)

SECTION 14.04 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:

- A. Banking
- B. Caretakers quarters
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21.
- D. Education, library and training facilities
- E. Medical and health care facilities
- F. Normal accessory uses to all Permitted Principal Uses
- G. Office facilities
- H. Recreation and physical fitness facilities
- I. Research and experimentation facilities
- J. Restaurants
- K. Sales display facilities and areas
- L. Truck and equipment service, maintenance, repair and storage facilities
- M. Warehouse and storage facilities
- N. Work clothing sales and service facilities
- O. Accessory Impound Yards

SECTION 14.05 REQUIREMENTS FOR ALL DISTRICT USES

- A. **ACCESS ROADS:** All uses shall only have vehicular access via a hard year-round surface paved road, including the road system which connects it to the state and federal designated highway routes by means of a frontage access road, in accordance with Section 18.26.
- 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 18.30.
- 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 14.06 DIMENSIONAL REQUIREMENTS
(chart amended 10-2023)

Minimum Lot Area	
With public sewer and water	40,000 square feet
Without public sewer and water	2 acres
Minimum Lot Width	
M-43, M-140, or Phoenix (CR388)	330 feet
Parcels on roads with public water and sewer	120 feet
Parcels on roads without public water and sewer	200 feet
Minimum Front Yard	
M-43, M-140, Phoenix (CR 388)	50 feet from the right-of-way line
Blue Star Hwy, Ruggles Road	110 feet from centerline
all other roads	35 feet from the right-of-way line
Minimum Side Yards	25 feet
	15 feet each side, accessory buildings
Minimum Rear Yard	50 feet
	15 feet, accessory building
	Corner lots do not a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Maximum Height Limit	35 feet
	Accessory buildings – 35 feet
All structures are subject to Article XIVA Airport Overlay Zone	
Maximum Lot Coverage	75%

SECTION 14.07 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has vehicular access by means of a frontage access road/drive in accordance with Section 18.26, or (2) an approved private road connecting to a major road or a highway arterial. *[amended 2000]*
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or to an approved private road connecting to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. The storage of goods, materials, trash or garbage is not permitted outside of the principal or accessory buildings or structures, except as provided in Section 18.23 and 18.30.