

10.0 INDUSTRIAL DISTRICTS

10.0 LIGHT INDUSTRIAL DISTRICT

10.11 PURPOSE

This District is intended primarily for light manufacturing uses which possess few, if any, nuisance characteristics pertaining to the potential for explosion, radioactivity, smoke, dust, noxious or harmful wastes that would pollute streams or soil, vibration, noise, or odor. This District also contemplates uses of land which are not within the scope of uses permitted in the commercial and residential district but are not detrimental to the public health, safety, or welfare in connection with the uses for which such districts are established. All businesses in the I-I District must meet the Hazard and Nuisance Prevention Requirements of this Ordinance.

10.12 PERMITTED USES

- A. Truck Terminals
- B. Contractor Storage Yard
- C. Fuel Sales
- D. Minor and Major Vehicle Repair, Body Shops
- E. Production, Processing, assembling, treatment or packaging of goods
- F. Manufacturing of small molded products
- G. Manufacturing of electronic/electrical devices
- H. Warehouse and storage
- I. Outdoor Uses
- J. Public Service Installations
- K. Accessory Uses associated with the above permitted uses
- L. Commercial Schools
- M. Labs
- N. Fireworks Storage
- O. All uses permitted in the C-1 and C-2 districts (Amended 5/05)

10.13 USES ALLOWED BY SPECIAL PERMIT

- A. Industrial Park
- B. Wireless Communication Facilities
- C. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.

10.2 I-2 INDUSTRIAL DISTRICT

10.21 PURPOSE

It is the purpose of this section to establish and preserve areas for industrial and related uses of a nature so that they do not create serious problems of compatibility with other kinds of land uses. This district is intended to make provisions for medium to heavy industrial uses and for certain kinds of business uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of the businesses in these areas. All businesses in the I-2 District must meet the Hazard and Nuisance Prevention Requirements.

10.22 PERMITTED USES

- A. Uses permitted in the I-1 District
- B. Storage and Distribution
- C. Bulk Storage
- D. Outdoor Uses

10.23 USES ALLOWED BY SPECIAL PERMIT

The following special land uses are permitted in the I-2 District.

- A. Salvage yard and resource recovery facilities
- B. Storage of waste disposal vehicles
- C. Sand mining, quarries, gravel pits
- D. Commercial Cleaning Plants

E. Sewage Treatment and Disposal

F. Wireless communication facilities

G. Adult Entertainment Business

H. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.

I. Industrial Parks

10.3 GENERAL PROVISIONS FOR ALL INDUSTRIAL DISTRICTS

A. ACCESSORY BUILDINGS OR ACCESSORY STRUCTURES IN ANY INDUSTRIAL DISTRICT

No accessory building or structure may be built upon any lot in single ownership on which there is no principal building. No accessory building shall be placed in any required front yard nor closer than ten feet to any other building. An accessory building or structure located in a rear yard shall not be closer than ten (10') feet to any lot line. As long as accessory buildings meet all yard setback requirements, there are no maximum building size restrictions on an accessory building in the I-1 or I-2 District. An accessory building may not be used for a dwelling.

B. REFUSE; SCREENING OF OUTDOOR STORAGE; JUNK MOTOR VEHICLES

The outdoor storage, collection, keeping, or placing of garbage, junk, refuse, discarded material, building materials, or unprotected metals is prohibited in front and side yards in industrial zones. Outdoor storage of materials and refuse is permitted in industrial districts in rear yards. When any such rear yard abuts a street or a residentially zoned or developed areas, it shall be screened from the adjacent residential areas by a solid fence or wall at least eight (8') feet in height, or by eight (8') foot evergreen planting. Other types of waste or discarded materials too large or bulky to be conveniently placed in a container may be temporarily stored in an outdoor location for not more than one week (5 working days) while awaiting pickup by a hauler or refuse collector. If after two (2) complaints and citations, or thirty (30) days by Tittabawassee Township, the material remains in violation of this Ordinance, the Township may cause the violation to be removed, and bill the proprietor. If the billing is not paid within ninety (90) days it shall become a lien on the property, properly recorded at the County. All operations shall be conducted wholly within the confines of a building.

C. OPEN SPACE MINIMUM AREA

All lots to be used for business, industry and public uses requiring parking for employees, customers, visitors and users, shall have fifteen (15%) percent of lot area set aside as open space. This space shall only be occupied by lawn or landscape features not obstructing areas for snow piling.

D. PERFORMANCE STANDARDS

Before the issuance of any building or occupancy permit the applicant shall sign an agreement stating that the use of the property will meet the requirements of this Ordinance.

E. APPEARANCE

No storage of waste from off-site outside a building shall be permitted at any time. All noxious activities (storage of on-site waste) shall be screened by an eight (8') foot solid fence, or by berm with plantings.