

**ARTICLE 8
INDUSTRIAL DISTRICT**

Sec. 8.01 STATEMENT OF PURPOSE

8.01.01 **Industrial District:** The Industrial (IND) District is intended to primarily accommodate research, wholesale and warehouse activities and light industrial operations whose external, physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The Industrial District is intended for the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted, except as provided for as Special Land Uses.

Sec. 8.02 PERMITTED AND SPECIAL LAND USES

8.02.01 **List of Uses:** In the industrial district, land, buildings and structures shall be used only for one or more of the following uses. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by “S” after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of “- -” indicates that the use is not permitted within the district. The “Req.” column indicates additional requirements or conditions applicable to the use.

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Manufacturing		
Manufacturing, fabricating, processing, packaging and/or assembling of products indoors from previously prepared materials, such as; bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, paper, plastics, rubber, precious or semiprecious metal or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw mills) and yarns, excluding leather and food processing, with a floor area under 40,000 square feet	P	
Automotive assembly or manufacturing	S	
Bakeries	P	
Bottling and packaging except canning	S	
Breweries, distilleries and wineries	S	
Cement, concrete, gypsum, plaster and nonmetallic mineral products manufacturing	S	8.02.02(a)
Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants	S	8.02.02(a)
Chemicals and allied products manufacturing including chemical compounding, plastics manufacturing, the manufacturing of paint, lacquer, enamel, or varnish	S	
Contractors offices and buildings with only indoor storage of equipment and machinery	P	
Contractors yards with outdoor storage of equipment and machinery	S	8.02.02(b)
Electronic equipment manufacturing	P	

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Extractive uses, such as sand and gravel mining	S	8.02.02(c)
Food processing including canning, meat and dairy products processing	S	
Foundry, smelting or refining of metals or ores, wrought iron, annealing or heat treating plants	S	
Freezer locker plants and cold storage	S	
Furniture and fixtures manufacturing	P	
Landfills	S	8.02.02(d)
Lumber mills	S	
Metal work involving the use of grinding or cutting tools such as manufacturing tools, dyes, jigs, automatic screw machines, arc welding, acetylene torch cutting, brazing or similar processes	S	
Paper and allied products manufacturing	S	
Petroleum refineries or storage facilities	S	
Plastics manufacturing, molding and extrusion	S	
Print shops and book publishing	P	
Research and development facilities, testing laboratories	P	
Salvage yard or junk yard	S	8.02.02(e)
Textile mills and apparel production	P	
Truck terminals	S	
Warehousing establishments	P	
Wood product manufacturing, including pattern making, millwork, cabinet making, Formica counters, prefabricated wood trusses, pallets, skids, and similar products.	P	
Any permitted use over 40,000 square feet of total floor area	S	
Any manufacturing use involving wet processes or the use of water in processing	S	8.02.02(f)
Commercial		
Adult regulated uses	S	8.02.02(g)
Auto repair establishments (major and minor) including accessory retail of new auto parts, but not including salvage yards	P	8.02.02(h)
Automobile body repair	P	
Business services (mailing, copying, data processing, etc.)	P	
Central dry cleaning plants	S	
Child care centers, pre-school, commercial day care	S	
Commercial outdoor display, sales and storage of building/lumber supplies and similar materials	S	8.02.02(b)
Indoor retail sales and storage of building/lumber supplies, home improvement items and similar materials	P	
Outdoor display, sales and storage of building/lumber supplies, landscaping and similar materials	S	8.02.02(b)
Health clubs/fitness centers	S	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges)	S	8.02.02(i)
Indoor commercial storage (including boat storage)	P	
Kennels, commercial	S	8.02.02(m)

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Leasing and rental of automobiles, truck and trailers, which may include outdoor storage or display of vehicles	S	8.02.02(b)
Mini-storage - indoors	P	8.02.02(j)
Mini-storage with outdoor storage	S	8.02.02(j)
Professional or corporate offices	P	
Personal service, retail and restaurants within office or industrial building or within an office park	S	8.02.02(k)
Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises	S	8.02.02(l)
Radio and television studios	P	
Public or Institutional		
Animal Shelters	S	8.02.02(m)
Shelters and rehabilitation centers for philanthropic or non-profit institutions	S	8.02.02(n)
Composting centers	P	8.02.02(o)
Electric power stations and heating plants	S	
Essential public services, public service buildings and public service storage yards	P	8.02.02(p)
Public parks/open space/boat launches	P	
Urgent care, medical centers/clinics	S	
Vocational/technical training facilities	P	
Accessory Uses		
Any use with outdoor equipment/material storage and all other open air businesses	S	8.02.02(b)
Accessory fuel storage or use of hazardous materials	S	13.07
Accessory uses, buildings and structures customarily incidental to any of the above	P	

(as amended 12/31/06 and 3/5/10)

8.02.02 Use Conditions: Uses noted above shall only be allowed where the following requirements are complied with:

- (a) Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants shall comply with the following requirements:
 - (1) All structures, vehicle, and equipment storage and stockpiles of materials shall meet the setback requirements of the district. No outdoor storage shall be permitted in any required yard (setback).
 - (2) All property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. All buildings, operations and storage areas shall be setback a minimum of six hundred (600) feet from the property line of all residential uses and all residential zoning districts.
 - (3) A buffer zone B shall be provided on all sides adjoining non-residential uses, including the road frontage.

- (4) A transportation plan shall be provided showing access to the site and detailing the projected amount of truck traffic. All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or having a right-of-way of at least eight six (86) feet. The applicant shall submit the proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the truck traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application. The truck routes shall not traverse through residential neighborhoods to access county primary roads or highways.
 - (5) All loading and truck maneuvering shall be accommodated on-site. All private access roads, truck storage and staging areas shall be treated so as to create a dust-free surface. The access drive from the site shall be paved with a surface of asphalt or concrete for a distance of at least one hundred (100) feet from the right-of-way of the public road. Provisions shall also be made to remove aggregates, fillers, dirt, dust, mud, sludge, or other debris from the vehicles before they leave the site.
 - (6) Provisions shall be made for the on-site reduction and containment of dust and other particulate matter. Emissions from operation and material handling (i.e., loading; unloading, storage, transfer or hauling) shall be controlled at all times by the periodic or routine application of water to the surface of materials unless natural moisture is sufficient to control emissions. All emissions shall be in accordance with the requirements of Section 13.05. (as amended 3/5/10)
- (b) Outdoor Sales or Storage (as a permitted or accessory use, including sales or storage of: building/lumber supply, contractors yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment) shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre.
 - (2) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - (3) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.
 - (4) No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display with a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.
 - (5) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.

- (6) All loading and truck maneuvering shall be accommodated on-site.
- (7) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
- (8) The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.

(c) Extractive Uses, such as sand and gravel mining

Sand and gravel deposits represent nonrenewable natural resources that may be necessary and beneficial to the economy of the Township and the regional area about it shall comply with the following requirements. The basic nature of such removal operations must, however, be conducted in such a manner that will insure compatibility with existing and proposed development and insure the proper restoration of the land. It is, therefore, the intent of this section to provide procedures and requirements for reviewing such requests that will reflect both the existing and future needs of the Township and its residents.

- (1) Application, review and permit renewal procedures shall be in accordance with the special land use requirements of Article 19.
- (2) The following additional information shall be included with the site plan material required by Article 18:
 - a. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such.
 - b. A detailed description of the method of operation including an operations and restoration plan for the extraction of the natural resources deposits. The operations and restoration plan shall include the following:
 - 1. A progressive cell unit mining plan: a plan that divides the mining area into section and delineates the progressive mining proposal on the extractive resources available.
 - 2. A transportation plan showing access to the site, proposed truck traffic and planned on-site roads. The applicant shall submit these proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the potential traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application.

3. An overburden and stockpiling plan: a plan which shows how the top soil will be stripped and stored on the site as well as the stockpiling of the extracted sand or gravel.
4. A re-vegetation plan: a plan which shows the staging of restoration through the grading process as well as replacing the top soil and the planting of grasses, trees and shrubs.
5. End Use Plan: a plan which shows the ultimate use of the property once restored to assure the Township the site is being restored in accordance with the Township Master Plan.
6. A detailed explanation of how the applicant intends to comply with the operating requirements of this section.

(3) Operating Requirements:

- a. Basic Conditions: The removal of sand, gravel, limestone or similar materials by excavation, stripping, mining or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading, sorting, (excluding grinding operations) shall be carried on within the limits of an area approved for such activities. All extractions from new pits begun subsequent to the effective date of this Ordinance shall be washed, graded, and further processed and/or stored within the limits of the area approved, and no natural resource extracted outside the limits of this area shall be brought in for washing, grading, or further processing, excepting the event of a public emergency as declared by the Township Board of the Township of Genoa, requiring the use of said natural resource. Resource related industries including, but not limited to: gravel grinding operations, concrete mixing plants and asphalt batching plants shall not be permitted as a part of the operation unless the activity is located in a Zoning District which would permit such a use.
- b. Setbacks: Excavation, washing and stockpiling of extract-ed material shall not be conducted closer than fifty (50) feet to the outer boundary of the area approved for extractive operation. The setback area shall not be used for any use in conjunction with the extractive operation, except access roads, public notice signs identifying occupation. Greenbelt plantings and landscaping shall be provided in the setback area as required by the Township Board.

Said setback may be varied by the Board of Appeals when the outer boundary of the area approved for extractive activities abuts a body of water. In granting said variance, the Board of Appeals shall establish a specific setback so as to secure public safety. To reduce the effects of airborne dust, dirt, and noise, all equipment for loading, weighing, and other operations structures shall not be built closer than three hundred (300) feet from any public street right-of-way or from any adjoining residentially zoned district.
- c. Minimum frontage along a primary road: Each tract of land for extractive development shall have a minimum frontage of two hundred and fifty (250) feet along a primary road as classified by the Livingston County Road

Commission, or a roadway with a right-of-way of at least eighty six (86) feet. The Township Board may waive this standard if the tract has no frontage but is fronted by an active extractive operation, whose timetable for development would not be in conflict with the proposed operation then written permission for access to major or secondary thoroughfare must be secured from owner in fee and leaseholder, if any.

- d. Access: All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or have a right-of-way of at least eight six (86) feet. No access shall be allowed from residential streets. All private access roads shall be treated so as to create dust-free surface for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the Township.

- e. Fencing: Any excavation which operation results in, or produces for a period of at least one (1) month during the year, collections of water or slopes as described below shall be subject to the following safety requirements:
 - 1. Where slopes steeper than thirty (30) degrees exist for a period of one (1) month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six (6) feet high; at least fifty (50) feet outside the edge of the excavation, with suitable gates controlling access to the excavation area.
 - 2. Where collections of water are one (1) foot or more in depth for any period of at least one (1) month, and occupying an area of two hundred (200) square feet or more, access to such collections shall be similarly fenced, as required in (a) above, for slopes.
 - 3. In those instances where the extractive area is situated in marginal land areas consisting of swamp land, or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the Township Board may determine as requiring fencing so as to secure safety. The Township Board may require the posting of signs "KEEP OUT - DANGER" as needed.

- f. Slopes: Finished slopes of the banks of the excavation shall in no event exceed a minimum of five (5) feet to one (1) foot (five feet horizontal to one foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five (5) feet. Said slopes shall be met as the work in any one section of the excavation proceeds, and the time for completion of said slopes beginning, provided the Township Board may extend the above one (1) year period to such longer period as satisfactory under the circumstances. Sufficient top soil shall be stockpiled on the site so the entire area, when excavating operations are completed, may be covered with a minimum of six (6) inches of top soil and such replacement of top soil shall be made immediately following the termination of excavating operations. So as to prevent erosion of slopes, all replaced top soil shall immediately be planted with grass or other plant material acceptable to the Township Board.

- g. Explosives: The use of explosives shall be done in accordance with the "Regulations for Storage and Handling of Explosives," as published by the Michigan State Police, Fire Marshall Division, East Lansing, Michigan.
- (4) Inspections: To insure compliance with the permit, the Zoning Administrator shall conduct periodic inspections and shall file a written annual report to the Township Board.
- (d) Landfills. The use of land for the dumping or disposal of scrap iron, junk, garbage, rubbish, or other refuse, or of ashes, slag, or other industrial wastes or by-products is not permitted in any district, except under a temporary special land use permit from the Township Board. A request for a landfill shall be accompanied by a suitable agreement and bond that such dumping or disposal will not pollute the waters of the Township or cause stagnant water to collect, or leave the surface of the land, at the expiration of such permit, in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district provided the surface of such material is graded within a reasonable time in a manner preventing the collection of stagnant water which leaves the ground surface in a condition suitable for growing of turf or for other land uses permitted in the district.
- (e) Salvage Yard shall comply with the following requirements:
 - (1) The property shall include at least six (6) acres.
 - (2) The salvage yard shall be enclosed on all sides by a solid wall or fence at least six (6) feet in height, maintained in good repair and free of handbills or other advertising except for approved signs. Non-transparent gates not exceeding forty-eight (48) feet in width shall be permitted in the enclosure.
 - (3) Vehicles or vehicle bodies shall be stored in rows with a minimum of twenty (20) foot continuous loop drives separating each row of vehicles.
 - (4) Vehicle parts shall not be stored, loaded, unloaded or dismantled outside the fence enclosing the salvage yard.
 - (5) No vehicle, vehicle bodies or other stored materials shall be visible from any residential use or district, business, or street, from a height at or below the top of the fence enclosing the yard.
 - (6) All batteries shall be removed from any vehicle, and all radiator and fuel tanks shall be drained prior to the vehicle being placed in the storage yard. Salvaged batteries, oil and other such substances shall removed by a licensed disposal company or be stored in a manner which prevents leakage of battery fluid. No fluids removed from vehicles shall be applied as a dust control method.
 - (7) The front obscuring fence shall be setback the same distance as a building in the industrial zoning district, and all such fences shall be setback a minimum of five-hundred (500) feet from any residential use or district.
 - (8) In order to protect surrounding areas, the crushing of vehicles or any part thereof shall be limited to daylight hours, provided that such activities shall not be conducted on Sundays or federally recognized holidays.

- (9) The applicant must demonstrate that the activities of the salvage yard will comply with all state and federal regulations.
 - (10) The Planning Commission may impose other conditions which have a reasonable relationship to the health, safety and general welfare of Genoa Township. These conditions can include a provision for an annual inspection by the Zoning Administrator to ensure continuing compliance with the above standards.
- (f) Industrial use involving wet processes or the use of water in processing shall comply with the following requirements:
- (1) Such uses shall demonstrate to the satisfaction of the Township Engineer that there will be no impact to public water and sanitary sewer capacity.
 - (2) Industrial pretreatment of all waste discharges shall be provided on-site.
- (g) Adult regulated uses shall comply with the following requirements:
- (1) In the development and execution of this section, it is recognized that there are some uses which, because of their nature, are recognized as having serious objectionable, operations characteristics, particularly when several of them are concentrated under certain circumstances, thereby having deleterious effect upon adjacent areas. Special regulations of these uses are necessary to insure that these adverse effects will not contribute to the blighting, deteriorating, and/or down grading of the area and the adjacent areas. The Township believes control or regulation is for the purpose of preventing the overcrowding of such uses into a particular location and requires, instead, their dispersal throughout the industrial zones of the Township to thereby minimize their adverse impact on any specific neighborhood.
 - (2) The prohibition against the establishment of more than one adult regulated use, within 1,000 feet of each other and other incompatible uses, serves to avoid the clustering of such uses, avoids the deleterious effects of blight and devaluation of both business and residential property values, and prevents the deleterious effect of blight and devaluation of recreation, educational and/or religious uses.
 - (3) Distance limitations shall be measured along a straight line forming the shortest distance between any portion of the subject parcel and parcels zoned residential or occupied by uses specified herein.
 - (4) Concern for, and pride in, the orderly planning and development of the neighborhood and area should be encouraged and fostered in those persons who comprise the business and residential segments of that neighborhood and area.
 - (5) Unless and until approval is obtained, it shall be unlawful to hereafter establish any adult regulated use as defined herein.
 - (6) Any adult regulated use/building shall be at least 1,000 feet from any of the following, except as otherwise provided by item (9) below.
 - a. Another existing adult regulated use
 - b. Public, private or parochial school
 - c. Library

- d. Park, playground or other recreation facility which admits minors
- e. Day care center or nursery schools
- f. Church, convent, monastery, synagogue or other similar place of worship
- g. Any Class C establishment licensed by the Michigan Liquor Control Commission
- h. Specially designated dealer's or specially designated merchant's establishments as defined in this ordinance
- i. Pool or billiard halls
- j. Arcades
- k. Pawn shops
- l. Hotels, motels or bed and breakfast inns
- m. Dance clubs catering primarily to teenagers, ice or roller skating rinks, movie theaters and other similar uses which typically cater to teenagers
- n. Any residential district

(7) Any adult regulated use/building offering material described in this ordinance shall comply with the following performance standards:

- a. That any display of adult oriented material be shielded from public view either placed behind a counter, or by providing a separately established room which would have restricted access controlled by the owner or employees;
- b. That all access to adult orientated material be restricted to person 18 years of age or older;
- c. That signage be posted regarding the restrictions to this type of material; and
- d. That the location of the counter or room be limited to an area away from the main entry.

(8) Site and building requirements:

- a. Building size shall not exceed 5,000 square feet of gross floor area.
- b. The building and site shall be designed, constructed and maintained so material such as a display, decoration or sign depicting, describing, or relating to specific sexual activities or specified anatomical areas, as defined in this ordinance, cannot be observed by pedestrians or motorists on a public right of way or from an adjacent land use. No exterior door or window on the premises shall be kept open at any time while the business is in operation.
- c. Use shall be located within a freestanding building. A shared/common wall or shopping center shall not be considered to be a freestanding building.
- d. The building shall provide sufficient sound absorbing insulation so noise generated inside said premises shall not be audible anywhere on any adjacent property or public right of way.
- e. The Township Board may require a wall, fence or berm in conjunction with landscaping to provide an appropriate screen in consideration of views from public streets, distance and surrounding land uses.
- f. The hours of operation shall be approved by the Township Board.
- g. Access shall be from a major thoroughfare.
- h. Any adult regulated use, which allows customers to remain on the premises while viewing live, filmed or recorded entertainment or while using or consuming the products or services supplied on the premises, shall provide at least one security guard on duty outside the premises. Security guard provided will patrol the grounds and parking areas at all times while the business is in operation.

- i. A license is required.
- (9) The Township Board may waive the location provision requiring minimum distances between adult regulated uses and those uses identified in item (6) above. Waiver exceptions from the location provision would be from any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship if all of the following findings are made after a public hearing:
- a. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this ordinance will be observed.
 - b. The proposed use will not contribute to, create, enlarge and/or encourage a blighted or deteriorated area.
 - c. All applicable regulations of this ordinance will be observed.
 - d. There is no other reasonable location in the township at which the use is suited.
 - e. It shall be unlawful to hereafter establish any regulated use if the proposed regulated use will be within a 1,000 foot radius of any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship. This prohibition relative to the establishment of a regulated use near residential zoning district shall be waived upon the presentation to the Township Board of a validated petition requesting such waiver, signed by 51 % of those persons owning, residing or doing business within 1,000 feet of the proposed location. The Township Board shall adopt rules and regulations governing the procedure for securing any petition of consent which may be provided for in this section of the ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the petition was circulated in accordance with said rules and that the circulator personally witnessed the signatures on the petition and that the same were affixed to the petition by the person whose name appeared thereon. The Township Board shall not consider the waiver of location requirements until the above-described petition, if required, shall have been filed and verified.
- (10) Prior to granting a permit for any adult regulated use, the Township Board may impose any such conditions or limitations authorized by law in connection with the grant of special uses.
- (11) An adult regulated use granted pursuant to the terms of this ordinance may not be re-established after discontinuance for a period of 90 consecutive days without a new grant of approval by the township. (as amended 8/6/03)
- (h) Automobile repair establishments shall comply with the following requirements:
- (1) Access driveways shall meet the standards of Article 15; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be consistent with the purpose of Article 15.
 - (2) Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be

continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.

- (3) All repair work shall be conducted completely within an enclosed building. Garage doors shall not face any public roadway except as approved by the Planning Commission under the following circumstances:
 - a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots; and,
 - c. Where the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district.

Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping.

- (4) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
 - (5) Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
 - (6) The applicant shall submit a Pollution Incidence Protection Plan (PIPP) as part of the Impact Assessment. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.
- (i) Recreation: Indoor commercial recreation: bowling alleys, ice arenas, skating rinks, cinemas, theaters, etc.) shall comply with the following requirements:
 - (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted use.
 - (2) All uses shall be conducted completely within a fully enclosed building.
 - (j) Mini- or Self Storage Warehouses shall comply with the following requirements:
 - (1) Minimum lot size shall be three (3) acres.
 - (2) Minimum building and parking setback shall be fifty (50) feet from any public street right-of-way line, fifty (50) feet setback from any residential district and twenty-five (25) feet from any non-residential zoning district.
 - (3) The front yard and any side yards adjacent to residential districts shall include wrought iron or similar decorative fencing and evergreen plantings spaced a maximum of ten (10) feet apart on center.

- (4) All storage shall be completely within enclosed buildings or structures, unless a separate Special Land Use Permit is granted for commercial outdoor storage on the premises.
- (5) A structure for a resident manager may be allowed on the site.
- (6) The use shall be limited to storage only.
- (k) Personal service, retail and restaurants within office or industrial building or within an office park provided the combined floor area is a minimum twenty-five percent (25%) of the building's gross floor area and all pedestrian access is from inside the building, and any exterior sign shall have a maximum size of ten (10) square feet
- (l) Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises, provided the building floor area devoted to retail sales comprises no more than twenty-five percent (25%) of principal building floor area and the outdoor sales area comprises no more than twenty-five percent (25%) of the minimum required lot area
- (m) Animal Shelters and Commercial Kennels shall comply with the following requirements:
 - (1) Building wherein animals are kept, dog runs, cat cages, and/or exercise areas shall not be located nearer than one hundred (150) feet from any lot line and two hundred (200) feet from the road right of way and any residential zoning district.
 - (2) An operations/management plan must be submitted for review.
 - (3) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.
 - (4) The application shall include a floor plan for the facility that indicates noise insulation measures.
 - (5) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.
 - (6) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements).
- (n) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirement:
 - (1) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)
- (o) Composting Centers shall comply with the following requirements:
 - (1) The site plan and Impact Assessment shall clearly illustrate the layout of composting operation, including: buildings, staging area, parking, on-site truck maneuvering

- (truck turning radii shall be illustrated), curing area, landscaped buffers, sales area and fencing.
- (2) Commercial composting operations shall be at least five hundred (500) feet from any residential district.
 - (3) All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
 - (4) Documentation shall be provided indicating soils percolate and are not characterized by a high water table.
 - (5) The applicant shall describe acceptable details on control of odors.
 - (6) A landscaped buffer zone A, as described in Section 12.02, shall be provided on all sides adjacent to a residential district. A landscaped buffer zone B shall be provided on all other sides unless specifically waived by the Planning Commission in consideration of adjacent uses and topographic features.
 - (7) Access shall be provided solely on Class A truck routes.
 - (8) All storage areas shall be enclosed in a building.
 - (9) Temporary signs shall be prohibited.
- (p) Essential Public Service Buildings, Structures and Storage Yards shall comply with the following requirements:
- (1) The minimum lot size shall be three (3) acres.
 - (2) An open air fence six (6) feet in height shall be constructed on the boundary property lines.
 - (3) Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines.
 - (4) Essential Public Service Storage Yards shall be screened from any adjacent residential district by a buffer zone B, as described in section 12.02.

Sec. 8.03 DIMENSIONAL STANDARDS

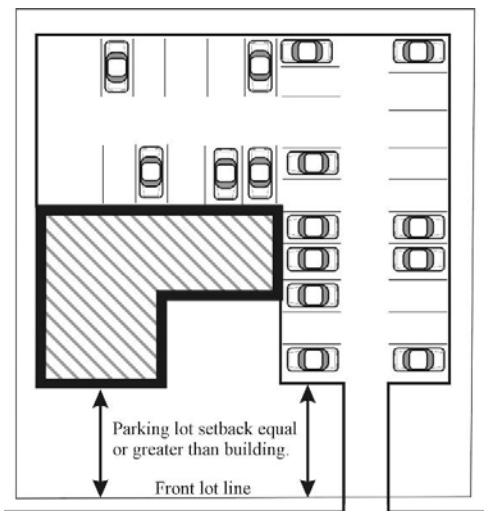
8.03.01 **Industrial Schedule of Area and Bulk Requirements.** All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 8.03.01:

Table 8.03.01 DIMENSIONAL STANDARDS – INDUSTRIAL DISTRICT								
District	Min. Lot Area ^(a)	Min. Lot Width ^{(b)(c)}	Minimum Yard Setbacks – ^{(d)(e)(f)}				Max. Lot Coverage ^(k)	Max. Height ^(l)
			Front Yard ^{(g)(h)(i)(j)}	Side Yard	Rear Yard	Parking Lot		
Industrial District (IND)	1 acre	150 ft.	85 ft. if parking in the front yard 50 ft. if no parking in the front yard	25 ft. 50 ft. if adjacent to residential district	40 ft. 80 ft. if adjacent to residential district	20 ft. 10 ft. side and rear	40% bldg. 85% impervious surface	30 ft. 2 stories

(as amended 12/31/06)

8.03.02 Footnotes to Table 8.03.01:

- (a) **Lot Area with Shared Access:** The Planning Commission may allow the lot area and width to be reduced to 20,000 square feet and 80 foot lot width where:
 - (1) The Planning Commission determines that the use will not adversely impact surrounding land uses and there is sufficient area to provide the buffers required by section 12.02; and,
 - (2) The site has shared driveways with adjacent uses, and all access management requirements of section 15.06 are complied with or the lot is within an industrial park with access to a road that only serves the industrial park.
- (b) **Lot Width:** Minimum lot width is measured at the required front yard setback distance from right-of-way. Measurement for flag shaped lots shall be at the point where the narrow access strip joins the larger section of the lot, as determined by the Zoning Administrator.
- (c) **Depth to Width Ratio:** Lot Depth shall be no greater than four (4) times the width.
- (d) **Landscape Buffers:** See landscape buffer zone and screening requirement in section 12.02 based on adjacent zoning.
- (e) **Natural Features Setback:** All structures shall be setback a minimum of twenty five (25) feet from an MDEQ regulated wetland and seventy (70) feet from the shoreline of a lake.
- (f) **Projections into Yards:** Projections into required yards are permitted for certain architectural features as described in section 11.01.04.
- (g) **Use of Front Yard:** Except for necessary drives, walks and approved signs, or as authorized by Special Land Use, the required front yard shall not be used for loading, storage or accessory structures.
- (h) **Landscape Greenbelt:** The front yard shall include a landscaped greenbelt as required by section 12.02.
- (i) **Detention Ponds:** Detention ponds shall be prohibited in the front yard, unless the Township Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems or the pond is incorporated into a natural landscaped area and approved by the Planning Commission.
- (j) **Front Yard Setback Reduction:** The reduced front yard setback is allowed for sites that do not have parking in the front yard. The parking lot, including parking spaces and drive aisles must be located in the rear yard or the side yard where the parking lot is located no closer to the front lot line than the front wall of the building, with the exception of driveways providing access from the road and service drives or frontage roads providing cross-access to adjacent lots.



(as amended 12/31/06)

- (k) **Impervious surface:** Impervious surface shall be determined as the total ground square footage of the building footprint plus the total of all paved surfaces.
- (l) **Exceptions to Height Limitations:** See exceptions to maximum height required for mechanical equipment; cornices; spires; cupolas; for institutional uses etc. in section 11.01.05.

Sec. 8.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

8.04.01 All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, stormwater management and performance standards. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.