

**111.1300**

**INDUSTRIAL “I” DISTRICT**

**111.1301**

**Purpose.** This District is intended for Industrial and Manufacturing use, but may also contain residences and commercial establishments. In this District, planned future developments are located in areas considered ideal because of their proximity to roads, fire protection, utilities and where normal industrial activity would not constitute a nuisance or safety hazard to the surrounding area.

**111.1302**

**Permitted uses.** The following uses are permitted

- (a) Residences meeting the requirements of the Residential “R-1” District.
- (b) Commercial establishments meeting the requirements of the Commercial “C” District.
- (c) Metal and wood working shops.
- (d) Food processing.
- (e) Manufactured housing fabricators (includes recreational vehicles).
- (f) Watercraft manufactures.
- (g) Saw mills and lumber finishing mills.
- (h) Lumber yards.
- (i) Plastic molders and processors.
- (j) Cartage and freight docking facilities.
- (k) Truck transport terminals.
- (l) Excavation contractors and equipment storage.
- (m) Storage lots for operable vehicles and machinery.
- (n) Warehouses.
- (o) Gravel pits.
- (p) Electrical components manufacture.
- (q) Assembly plants involving metal, wood, rubber, plastic, fabric, electrical components and similar materials.

**111.1303**

**Prohibited uses** The following uses are specifically prohibited:

- (a) Any use which will create a health or safety hazard to the public, or that will cause unreasonable noise, fumes, smoke, odors or traffic.
- (b) Junk yards.

- (c) Dumping of liquid or solid waste.
- (d) Storage of radioactive materials or waste.
- (e) Tattoo parlors.
- (f) Adult book stores, adult movie theaters, adult novelty shops and adult entertainment centers.  
(Amended: 5-14-96)
- (g) Smelting plants.
- (h) Incinerators.
- (i) Chemical manufacturing and processing.
- (j) Foundries.
- (k) Asphalt mixing plants and ready-mix cement plants.
- (l) Rubber manufacturers, molders and processors.
- (m) Textile mills.
- (n) Commercial bulk fuel storage.

**111.1304 Parking, signs, fire hazards, waste materials, grading, lot specifications, and conversions.**

The following regulations shall apply:

- a) **Parking:** All establishments must provide adequate parking facilities for employees, customers and visitors.
- (b) **Signs:** Advertising signs are permitted subject to review by the Planning Commission relative to size, lighting, location and obstruction of view from roadways and adjacent properties, or constitute a hindrance to traffic.
- (c) **Fire hazards:** All buildings shall be situated on the lot so as to allow access by firefighters on all sides. At least one fire lane (alley, road, lane, etc.) must exist from front to rear of the main structure.
- (d) **Waste-materials,** Waste materials shall not be allowed to accumulate in quantity and kind which will create health, safety or fire hazards to occupants of the establishment or to the public.
- (e) **Grading:** All grounds shall be graded in such a way as to keep all drainage from running onto adjacent properties or into lakes or streams.
- (f) **Lot size.** Lot size shall be at least 150 feet wide and contain a minimum of 43,560 square feet (one acre).
- (g) **Set-back.** A 35 foot minimum set-back is required provided however, that where existing buildings within 150 ft. of either side have a greater or lesser set-back, such set-back may be permitted by the Zoning Administrator.

(h) **Side yard.** A 10 foot minimum side yard is required, except that where a property abuts an existing residence or commercial building, a minimum of 35 ft. shall be provided between the existing building and any new industrial building.

(i) **Rear yard.** A 25 ft. minimum rear yard is required.

(j) **Conversion.** Residential or commercial structures in the Industrial District may be converted to industrial use, provided they meet the requirements of section 2 and 4.

(k) **Problem lots.** Usage of problem lots due to corner location, odd shape, unusual terrain, or in which compliance with the provisions of this section would create a hardship, may be referred to the Planning Commission by the Zoning Administrator as provided for in section 5.

**111.1305**      **Application for zoning approval.** Application for zoning approval shall be made to the Zoning Administrator who will refer it to the Planning Commission. Applications referred to the Planning Commission must be accompanied by a Site Development Plan, Letter of intent, and a Timetable of Development. Additional information may be requested, if necessary, in making a decision. The Planning Commission will approve or disapprove and may set special requirements. Disapproval's may be appealed to the Township Board.

(Amended 02-08-2000, 11/06)