

120.230 "I-1" Industrial District, Restricted.

A. Description of District:

The purpose of this district classification is to establish a zone where designated industrial activities may locate which produce a minimum amount of adverse effect on adjoining premises, which are more uniform in character and which provide for a higher quality industrial land use. In this regard, no building or premises shall be used and no building shall hereafter be erected or altered within a Restricted Industrial District unless otherwise provided in this Ordinance, except for one or more of the following uses and subject to the following conditions and limitations:

B. Permitted Uses:

1. Wholesale distributor of goods and merchandise.
2. Offices and office buildings incidental to operations of permissible uses within this district.
3. Essential services, municipal or public utility buildings.
4. Fully enclosed warehouses. (Except live fowl or animals, commercial explosives or above or below ground bulk storage of flammable liquids, or gases, unless and only to the extent that such storage of liquids or gases is directly connected to energy or heating on the premises).
5. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
6. Reserved.
7. Packaging of previously prepared materials.
8. Printing, lithographic, blueprinting and similar uses.
9. Processing or compounding commodities such as drugs cosmetics pottery, plastics and food products.
10. Accessory uses or buildings when in accordance with Section 120.410.
11. Machine shop.

12. Non-ferrous casting foundries.
13. Crematories.
14. Contractors' workshops.
15. Private Solar Energy Systems when in accordance with Section 120.470.

C. Conditions and Limitations:

1. All operations must be carried on within fully enclosed buildings except for the following:
 - a. Outdoor storage of product or material shall be subject to approval of a special exception use.
 - b. Delivery operations, which must not involve excessive noise, excessive fumes or any excessive nuisance to adjacent premises.
2. No building shall be located within 150 feet from the boundaries of a Residential District classification. Any building or structure which exceeds 25 feet in height as measured from the lowest abutting grade level shall be set back one additional foot for each foot of height in excess of 25 feet from all boundary lines of the site.
3. Adequate off-street parking shall be maintained in accordance with Section 120.310.
4. All land of any individual site in use hereunder, not occupied by buildings, structures, improved parking areas or storage areas, shall be maintained in a neat and attractive manner, free of junk and debris and excessive uncontrolled growth. All land areas abutting a public or private street shall be landscaped and maintained in a neat and attractive manner, with grass, shrubbery, or other comparable attractive growth or materials.

5. Streets and drives servicing the buildings must have a right-of-way width of 66 feet where said street or drive connects or is intended to connect to adjoining property. All other streets and drives may be constructed of 24 feet of traveled area upon a 30-foot right-of-way. All streets and drives shall be constructed and maintained so as to be dust free.
6. Lighting of all types shall be so arranged that it does not produce unreasonable glare upon adjoining premises.
7. No exposed or outdoor loading and unloading docks or areas shall face any adjoining residential zone unless the same are screened therefrom by other buildings, structures or natural screening adequate to obscure the view thereof from such adjoining residential area.
8. Water and sanitary sewer shall be utilized if available within 300 feet of any portion of the site and the user of the site uses or reasonably anticipates using more than 1,000 gallons of water per 24-hour period. Surface drainage shall be through storm sewers or shall be disposed of upon the site. Leaching basins shall be fenced as to prevent danger to the general public.
9. No use shall be allowed which shall emanate noise or glare to such an extent as will be a nuisance or annoyance to owners or occupants of surrounding premises, nor which violates the "air quality standard" established by the Michigan Air Pollution Control Commission.

D. Prohibited Uses:

Nothing herein contained shall be construed to allow any of the following types of operations or uses within this district classification:

1. Ready-mix concrete and asphalt plants.
2. Refineries, smelting plants and foundries.
3. Slaughterhouses.
4. Commercial incinerator businesses.
5. Truck terminals or motor freight warehousing terminals.

6. Any other uses not compatible with the purposes and intent of the “I-1” Industrial District, Restricted.

E. Special Exception Uses:

All Special Exception Uses are subject to the provisions of Section 120.420.

1. Mining, excavation and/or removal, by transporting same off the premises, of earth or any earth minerals (including gravel) exceeding 250 cubic yards in amount, and temporary on-site processing of such earth or earth minerals, in accordance with the provisions of Section 120.110 C.6.
2. Gasoline service stations (2, 4, 5d, 7).
3. Reserved.
4. Mining, excavation, quarrying, removal of earth or earth minerals (including gravel), on-site processing, mining and related businesses subject to conditions and limitations set forth in Section 120.110 C.6.
5. Small manufacturing, compounding and assembly facility provided that:
 - a. The land area does not exceed ten acres.
 - b. Will not cause a detrimental impact on the surrounding properties due to noise, vibration, odor, smoke, liquid waste, light or traffic.
 - c. All manufacturing, compound and/or assembling or treatment of articles must be done within a fully enclosed building.
6. Automobile and truck repair garage. (2, 4, 5c, 8)
7. Recreational equipment sales. (2, 3, 5c, 8)
8. Commercial recreation enterprises. (2, 4, 5c)
9. Reserved.

10. Machinery and heavy equipment sales. (2, 3, 5c, 8)
11. Mini-warehouse business. Fully enclosed storage buildings and/or outdoor storage; subject to conditions and limitations set forth in Section 120.210 B.18. (2, 3, 5c)
12. Outdoor Storage subject to Section 120.350 and 120.420.

F. Screening:

Screening shall be provided in accordance with Section 120.350.

G. Lot, Parcel or Building Site, Yard and Area Requirements:

Except as elsewhere specified herein, the lot, yard, and area requirements shall be as specified in Section 120.600.

H. Related Principal Structure or Building:

Principal building or structure shall be defined as a building which is primarily occupied or devoted to the principal use of the lot parcel or building site and is owned and occupied by the title holder of the lot parcel or building site or a legal business entity principally owned by the title holder of the lot parcel or building site and operated on an integrated single industrial operation. Any principal building or structure leased or any necessary building or structure subleased to any person or legal business entity other than that owned by the title holder of the lot parcel or building site shall constitute a separate principal building for purposes of this section.

I. Principal Buildings or Structures Allowed.

Not more than one (1) unrelated principal building or structure may be constructed on a lot, parcel, or building site, except in accordance with Planned Industrial Park Development as set forth in Section 120.230 J.

J. Planned Industrial Park Development:

1. Purpose.

To allow more than one unrelated principal structure to be erected and maintained on the same lot, parcel or building site.

2. Minimum Size.

20 acres.

3. Conditions & Limitations.

The same as currently required in the respective Industrial Zone unless otherwise waived by the Planning Commission.

4. Application.

An application and site plan must be filed in accordance with Section 120.430.

5. Public Hearing.

The Planning Commission shall schedule a time for public hearing to review the proposed development per Ordinance requirements.

6. Street Access.

Minimum two access streets unless otherwise waived. Streets/Roads, public or private, must be paved and must meet Kalamazoo County Road Commission standards.

7. Traffic Lanes.

External and Internal traffic lanes may be required as set forth in the Ordinance in cooperation with the County Road Commission.

8. Variance.

Variance may be granted with regard to building height, area, set-back, frontage, lot, sign and yard requirements provided public safety and welfare is maintained.

9. Building Permits.

All building permits are subject to conditions and limitations placed on the project by the Planning Commission.

10. Certification.

Street and easement dedications must be certified prior to the issuance of a building permit.

11. Parking.

Parking area must be of concrete or asphalt materials.

[Ord. No. 239, eff 9/27/2016]

[Ord. No. 245, eff 11/26/2017]