

120.240 “I-2” Industrial District, Manufacturing and Service.

A. Description of District:

This district is composed of certain lands located along state highways, major county thoroughfares and railroad right-of-ways. This district is designed to provide land for industries of a manufacturing and service nature where all work is carried on within an enclosed building, producing little external effect of any objectionable nature to the surrounding properties.

B. Permitted Uses:

1. Warehouses, fully enclosed.
2. Heavy equipment repair.
3. Construction and farm equipment sales.
4. Hardware and building supplies.
5. Ice and cold storage plant.
6. Lumber, fuel and feed storage and sales.
7. Essential services.
8. Any permitted uses in “I-1” Zoning District.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Manufacturing, compounding, assembling or treatment of articles or merchandise, where all works are carried on within an enclosed building, and where any outdoor storage is limited to not more than 10% of the lot, parcel or building site area, and is maintained within the rear yard area.
2. Private Solar Energy Systems when in accordance with Section 120.470.
3. Accessory uses or buildings when in accordance with Section 120.410.

4. Any conditional uses in “I-1” Zoning District.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

1. Any industrial use which meets the intent and purpose of this District where all work is carried on within an enclosed building and does not emanate noise, vibration, odor, smoke, liquid wastes, or light to such an extent to be objectionable to surrounding properties.

A determination of the Board of Appeals established under State statute and this Ordinance shall be conclusive on any question of nuisance or objectionableness of any business or operation under the terms of this Section.

2. Automobile and truck body shop.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 200 feet to adjacent residentially zoned properties.
 - d. No major repairs or dismantling shall be permitted outside of a closed structure.
3. Contractors’ equipment yard.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 1000 feet to adjacent residentially zoned properties.

- d. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
- 4. 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 120.490.
- 5. Gasoline service station.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 200 feet to adjacent residentially zoned properties.
 - d. Gasoline pumps or other service appliances shall be set back at least 20 feet from the lot line.
- 6. Commercial Solar Energy Systems when in accordance with Section 120.470.
- 7. Mining, excavation, quarrying, removal of earth or earth minerals, on-site processing, mining, and related businesses subject to conditions and limitations set forth in Section 120.490.
- 8. Any “Special Exception Use” listed in “I-1” Zoning District.

E. Conditions and Limitations:

- 1. All operations must be carried on within fully enclosed buildings except for the following:
 - a. Outdoor storage of products 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 buildings shall be located within 150 feet from the boundaries of any residential district classification and where property adjoins non-residential district classification, 75 feet of the property line abutting any public street and 15 feet of the interior, side, or rear line. Any building or structure which exceeds 25 feet in height as measured from the lowest abutting grade level shall be set back an 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 so 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.

F. Screening:

Screening shall be provided in accordance with Section 120.350.

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

Except as 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 of the I-1 District.

[Ord. No. 239, eff 9/27/2016]
[Ord. No. 245, eff 11/26/2017]
[Ord. No. 265, eff 08/31/2023]