

## CHAPTER 10

### I-1 INDUSTRIAL DISTRICT

*(Entire Chapter Amended 05-08)*

**SECTION 10.01 DESCRIPTION AND PURPOSE.** The intent of the I-1 Industrial Zoning District is to permit the continuation and expansion of existing uses in the district and to provide rural employment opportunities for new uses that are generally small- scale and low impact. Unless served by public utilities, a new or expanded use in the I-1 District may not exceed the capacity of the site itself to provide adequate water and absorb waste water.

**SECTION 10.02 USES PERMITTED BY RIGHT.** For land and/or buildings, the permitted uses of the I-1 Zone are as follows: (Amended 5/10/94)

- (a) Fabrication, processing, packaging, treating and assembling from previously prepared materials in the production of the following provided that any production utilizing drop hammers or stamping machines shall be regulated as a special use( ref. Sec. 10.02A);
  - (1) Apparel and other finished products made from fabrics, leather goods, fur, canvas and similar materials.
  - (2) Electrical appliances and electrical instruments, including radios, computers and similar items.
  - (4) Engineering, measuring, optic, medical, lenses, photographic, and similar instruments.
  - (5) Food and kindred products, including prepared meats, dairy, fruit, vegetables, seafood, grain, baked goods, confectioneries, fats and oils and beverages.
  - (6) Furniture and fixtures.
  - (7) Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, and similar manufacturing establishments.
  - (8) Lumber and wood products including millwork, prefabricated structural wood products and containers, excluding saw mills.
  - (9) Paperboard containers, building paper, building board, and bookbinding.
  - (10) Plastic products and parts including, but not limited to, automotive components.
  - (12) Printed and published material.
  - (13) Products utilizing bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metal or stones, shell, textiles, tobacco, wire, yarns and sheet metal.
  - (14) Textile mill products including woven fabric, knitted goods, yarn and thread dying and finishing, floor coverings and other textile goods
- (b) Auto and truck repair shops.
- (c) Construction, heating, cooling, plumbing and similar contractors, including retail showrooms, excluding contractors yards.
- (d) Crating and packing service.
- (e) Dry cleaning and laundry.
- (f) Extermination services. (Amended 5/10/94)
- (g) Factory and mill supplies. (Amended 5/10/94)
- (h) Frozen food locker. (Amended 5/10/94)
- (i) Machine, metal bending and welding shops.

- (j) Government Service maintenance facilities.
- (k) Ornamental iron work and fence service. (Amended 5/10/94)
- (l) Sign painting and servicing shops.
- (m) Special tools and gauges; checking, sales and service. (Amended 5/10/94)
- (n) Tool and die and screw machine shops.
- (o) Truck terminals including maintenance and service facilities.
- (p) Warehousing, distribution, storage or transfer buildings, excluding the storage of bulk materials and petroleum or related products and garbage or rubbish which shall be regulated as special uses (ref. Sec. 10.03).
- (q) Wholesale establishments for automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings, and lumber and building products.
- (r) Billboards, business signs, real estate signs, identifying signs, and name plate signs as regulated in Sec. 11.02

**SECTION 10.03 SPECIAL USES.** The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter 15 and any specific standards pertaining to the particular use as outlined in this section. (Amended 7/28/93)

- (a) Asphalt, concrete and ready mix concrete production plants
- (b) Archery and firearm ranges, outdoor and indoor
- (c) Auction houses, automotive auctions (indoor and outdoor)
- (d) Auto Wash. (Amended 7/28/93)
- (e) Banks, credit unions, savings and loan establishments and finance offices including drive thru facilities and ATMs.
- (f) Bulk storage, processing, and wholesale and retail sale of landscape materials, such as bark, mulches, wood chips, stones, topsoil, and similar materials
- (g) Communications towers and antennas in excess of 50 feet subject to the provisions of section 15.04A.(Amended 1-18-00)
- (h) Contractors yards
- (i) Child care centers as an accessory use to the principal use.
- (j) Essential service buildings and structures.
- (k) Manufacturing enterprises involving the use of stamping machines, punch presses, drop hammers, or reciprocating hammers if located at least five hundred (500) feet from residentially-zoned property and the operational standards of Section 10.7 are met.
- (l) Kennels, Commercial
- (m) Lumberyards and other building material supply establishments.
- (n) Petroleum, chemical or natural gas sales or storage yards (excluding gasoline service stations) when located at least one thousand (1000) feet from any residence or any R-1, R-2 or R-3 District or residential PUD.
- (o) Sawmills, portable or stationary.
- (p) Solid waste transfer and recycling stations located at least five hundred (500) feet from any R (residential), A-1 or A-2 zoned property
- (q) Business, trade and technical schools.

- (r) Truck and equipment sales, rental and leasing of new and used trucks truck trailers, cranes, excavators, backhoes, forklifts, loaders and construction equipment, tractors and agricultural equipment, and other similar heavy vehicles.
- (s) Truck fueling stations, commercial.

**SECTION 10.04 HEIGHT REGULATIONS.** Three (3) stories or forty-five (45) feet, whichever is lesser.

**SECTION 10.05 AREA REGULATIONS.** No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement.

- (a) Front Yard - There shall be a building setback line of not less than fifty (50) feet as measured from the street right of way line, provided that for lots butting a county primary road this distance shall be increased to 125 feet as measured from the street centerline.
- (b) Side Yards - Except as provided in Section 10.05(b) there shall one side yard, unoccupied by buildings, structures and mechanical appurtenances of not less than ten (10) feet and a second such side yard equal to or greater than 1.5 times the height of the exterior building wall. The Planning Commission may allow twenty (20) foot setbacks in each side yard if the requirements of 10.05(i) are met by alternative arrangements. Alternative arrangements may include joint use and emergency access agreements with adjacent properties. In cases where a side yard abuts a Residential, Agriculture or Commercial District there shall be a side yard of not less than fifty (50) feet.
- (c) Rear Yard - Except as necessary to comply with Section 10.05(i) there shall be a rear yard of not less than fifty (50) feet and that in cases where a yard abuts a Residential or Agriculture District there shall be a rear yard of not less than seventy five (75) feet.
- (d) Lot Area and Width - The minimum lot area shall be forty thousand (40,000) square feet and the minimum lot width shall be two hundred (200) feet respectively; provided , however that the minimum lot area and width for lots not served with public water and sewer shall be eighty thousand (80,000) square feet and two hundred (200) feet respectively.

**SECTION 10.06 SITE DEVELOPMENT STANDARDS.**

- (a) Site Plan Review under the provisions of Chapter 14 is required for Uses Permitted by Right and for all Special Land Uses.
- (b) On a lot or parcel adjacent to a lot or parcel in any residential zone, or adjacent to a residential use, no building shall be closer to the lot line than a distance equal to two times the height of the building.
- (c) Measures for control of storm water drainage shall be as provided under the terms and standards adopted by the Allegan County Drain Commission and as amended from time to time. Said standards are adopted herein by reference.
- (d) In its consideration of site plans for permitted uses and special land uses, the Planning Commission may require additional measures for the screening and buffering of land uses, so as to avoid or moderate potentially adverse impacts on adjacent or nearby lands or the public streets. Such additional screening and buffering measures may include landscaping, fencing, revised placement of buildings and other facilities and other
- (e) Off-street parking areas shall be set back at least 20 feet from the street right-of-way line and when adjacent to Ag-1, A-2 and residential districts. When abutting C or I zoned

property, side and rear yard parking and loading areas shall be setback at least five (5) feet unless there are recorded reciprocal use arrangements with respect to each property. In such cases parking and travel lanes may extend to the property line. Parking shall be provided in accordance with the requirements of Chapter 12.

- (f) Loading docks and bays should be oriented to the side or rear and shall not face the street unless the lot has double frontage and no other options exist.
- (g) Signs shall be regulated in accordance with the requirements of Section 11.12
- (h) Site landscaping shall be installed and maintained in accordance with the provisions of Chapter 26.
- (i) No accessory buildings shall be located closer to the in the front or side property line than the principal building is located.
- (j) Fire Apparatus Accessibility: Each use shall be provided with 20 feet wide unobstructed fire lanes. The fire lanes shall be capable of enabling fire apparatus accessibility to within 200 feet of all exterior points of a building and shall be positioned no closer to the building than 1.5 times the height of the adjacent building wall. Fire lanes located on adjacent property may be considered as meeting this standard when there is a recorded reciprocal provision for such with respect to each of the properties.
- (k) Site access shall be regulated under the provisions of Section 11.29

#### **SECTION 10.07 OPERATIONAL STANDARDS**

- (a) Process emissions. All industrial and other activities shall be conducted in such a manner that there are no serious adverse effects on other properties or the public streets by reason of noise, smoke, fumes, dust, vibration, glare, odor or other adverse effects.
- (b) Outdoor furnaces. Use of out door wood fired furnaces and the burning or incineration of waste material is prohibited, whether open burning or burning within an incinerator, furnace, or other device.
- (c) Waste discharge. No use or operations shall directly or indirectly discharge waste of any kind into any river, stream, reservoir, pond or lake. All methods of sewage disposal and waste treatment and disposal shall be subject to the approval of state and county health and environmental requirements.
- (d) Outdoor activities. Unless specifically authorized, all activities, other than parking, loading and storage, shall be conducted wholly within enclosed buildings.
- (e) Outdoor storage. The outdoor storage of fuel, raw materials, product freighting and packaging material or equipment shall not be located in any yard abutting a public street and shall otherwise only be permitted in areas approved in advance as part of the site plan approval. All goods or materials stored outside which could be visible from a public road, or which are located adjacent to or across from another zoning district shall be screened from view by an approved landscaped screen, wall or solid fence. No such storage shall constitute a fire hazard, obstruct on-site vehicle circulation or fire fighting capabilities.
- (f) Noise. No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zone district providing that air handling equipment in proper working conditions shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.

- (g) Electromagnetic radiation. No permitted use shall emit electromagnetic radiation which would adversely affect the operation of equipment beyond the confines of the building producing the effect.
- (h) Hazardous Material Management Plan. Any permitted activity that may present danger of fire, explosion or other catastrophe shall have a current Hazardous Material Management Plan, shall be reviewed and approved by the Fire Department and the Township Engineer and shall not represent any danger to property or persons beyond the property lines.
- (i) Other requirements. All uses shall conform to all other Township, County, State and Federal regulations pertaining to its operations.

**SECTION 10.08 BUILDING MATERIALS STANDARDS.** Unless otherwise approved by the Planning Commission, all principle buildings and those accessory buildings facing the street shall be of masonry, pre-cast concrete, or factory finished metal construction. The first floor wall area of all office facades facing a street shall be constructed of brick, stone, fluted block, glass or similar decorative material. At least twenty five percent (25%) of the surface of balance of any first floor (or its equivalent height of twelve(12) feet), facing a street, other than an office facade, shall be constructed of brick, stone, fluted block, glass or similar decorative material. Wood may be utilized for decorative and non-structural porticos, canopies and other attachments. All steel frame and metal clad buildings shall be constructed to the minimum requirements established by the Metal Building Manufacturers Association and all such buildings shall be adequately protected on the interior and exterior from damage by vehicles and operations.

The Planning Commission may approve pole construction and other materials in consideration of the following:

- (1) Whether or not the finished treatment will establish a negative precedent or is otherwise incompatible with surrounding properties in terms of color or overall image.
- (2) The relative scale of the building in terms of height and area.
- (3) The extent to which the building is setback from the street frontage(s) and the amount and quality of landscaping on the street frontage(s) and along the building.

Appeals of facade determinations may be made to the Zoning Board of Appeals.