

**ARTICLE 11**  
**M-1 INDUSTRIAL DISTRICT**

**SECTION 11.01 STATEMENT OF PURPOSE**

The purpose of this Article is to encourage the concentration of industrial developments by:

1. Providing guidelines for the establishment of these districts which will promote the best use of land at strategic locations and avoid the encouragement of strip development along major roads.
2. Providing regulations within these districts which will provide for the free movement of vehicles on the proper streets and highways of the Township; protect industry, commerce, and residence against incongruous and incompatible uses of land; assure the provision for the parking of customers and employees using these establishments; and assure that all uses of land be so related so as to provide economy in government and mutual support.

The result of this purpose will promote and protect the public health, safety, and general welfare of the community and provide a wholesome, serviceable and attractive Township.

The MI Industrial District is so structured as to permit along with any specified uses, the manufacturing, compounding, processing, packaging, assembling and/or treatment of finished or semi-finished products from previously prepared materials. It being the intent of this Article that heavy manufacturing, such as those requiring processing or assembling from raw materials, shall not be permitted.

**SECTION 11.02 DISTRICT PROVISIONS**

- A. Size of District: No Industrial District shall be established which is less than forty (40) acres in size including the road right-of-way. The minimum depth of any portion of the district from the center of the road to the back line shall be 1,300 feet.
- B. Location of Districts: An Industrial District shall abut on at least one side of a Commercial, Industrial, Multiple Dwelling, or Manufactured Housing Parks District in order to enable economy in providing services for these districts. In no case shall a MI District abut a R1, R2, or R3 District. Amended 9/6/2007, Effective 9/19/2007

When a service drive parallel to the thoroughfare is required the nearest edge of the service drive shall be set back a minimum one hundred twenty (120) feet from the thoroughfare right-of-way.

- C. Item C was deleted, Effective 05/08/91
- D. Greenbelt: Thoroughfare right-of-way and set back area as specified in respective district requirements shall be maintained as greenbelts. Greenbelts shall be maintained along district boundaries. The area between a thoroughfare and a service drive shall be maintained as a greenbelt.

Additional greenbelts may be required by the Planning Commission. Specifications for these greenbelts will be determined by the Planning Commission and shall be included by the developer as part of the submitted site plan.

- E. Streets: Must be paved to Livingston County Road Commission Specifications.
- F. Building Appearance: Any wall of a building which is conspicuous from the thoroughfare shall be constructed of stone, brick, or approved ornamental material and no building so situated shall be constructed of tarred paper, tin, corrugated iron, or any form of pressed board or felt or similar material within the limits herein specified.
- G. Performance Standards: Any use established in the MI District after the effective date of this Ordinance shall be operated so as to comply with the performance standards set forth herein after in SECTION 13.35, General Provisions.
- H. Any use established in the MI District shall be operated so as to comply with the sewage standard as set forth in Section 13.03, General Provisions.
- I. A central water system is required for a MI District.

### **SECTION 11.03 PERMITTED USES**

The following uses are permitted in the MI District:

- A. Any of the following uses when conducted wholly within a completely enclosed building, or within a designated area enclosed on all sides with a six (6) foot fence or solid wall. Said fence or wall shall be completely obscuring on those sides where abutting or adjacent to districts zoned for residential use.
  - 1. Warehousing and wholesale establishments and trucking facilities.
  - 2. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to, bakery goods, candy and cosmetics, pharmaceutical, toiletries, food products, hardware, cutlery, novelties, instruments, appliances, tools, dies, gauges, and supply parts for other manufacturers.
  - 3. Laboratories-experimental, film or testing.
- B. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirements of enclosure.
- C. Warehouse, storage and transfer and electric and gas service buildings, electrical transformer stations and substations, and water and gas tank holders. Railroad transfer and storage tracks.

- D. Municipal uses such as water treatment plants, reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.
- E. Greenhouses.
- F. Accessory buildings, uses and signs customary to any of the above permitted uses.
- G. Auto engine and body repair, and undercoating shops when completely enclosed.
- H. Non-accessory signs subject to the requirements of SECTION 13.26.
- I. Other uses which in the determination of the Township Board are of a similar character to the listed uses.
- J. Off-street parking and loading space as in ARTICLE 15.

#### **SECTION 11.04 PERMITTED USES AFTER SPECIAL APPROVAL**

- A. Open storage: All storage of building materials, sand, gravel, stone, lumber, equipment and other supplies.
- B. Junk yards, dumps, salvage yards.
- C. Outdoor theaters.
- D. Storage structures pursuant to Section 13.37.
- E. Wireless communication support structures, subject to the provisions of Section 13.27.

Effective 07/26/00

#### **SECTION 11.05 AREA, HEIGHT, AND PLACEMENT REQUIREMENTS**

(In accordance with the attached Schedule of Regulations, Article 12.)