

Article XVII.

I-2 GENERAL INDUSTRIAL DISTRICT

17.0 STATEMENT OF PURPOSE

The purpose of this District is to provide areas where heavier types of industry may best utilize essential public and private facilities and utilities while minimizing the negative impacts typically associated with this type of industry.

17.1 PRINCIPAL PERMITTED USES

- A. All permitted uses in the I-1 District.
- B. Establishments which assemble and manufacture automobiles, automobile bodies, parts and accessories, electrical fixtures. Batteries and other electrical apparatus and hardware.
- C. Establishments which process, refine or store food and foodstuffs.
- D. Breweries, wineries, bump shops, distilleries, machine shops, metal buffing shops, plastering and polishing shops, metal and plastic molding shops, extrusion shops, lumber and planing mills, painting and sheet metal shops, undercoating and rust proofing shops and welding shops.
- E. Municipal sewage treatment plants.
- F. Coal or building material storage yards.
- G. Truck terminals.
- H. Manufacture of food products.
- I. Any uses similar to the above.
- J. Central laundry and dry cleaning plants.
- K. Billboards. (Subject to 17.8 below)

17.2 ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- B. Off-street parking.
- C. Outdoor trash containers or dumpsters.

17.3 SPECIAL USES (Subject to Article XIX)

- A. Automobile disposal and junkyards.

17.4 PERFORMANCE STANDARDS

Before the issuance of any building or occupancy permit in this zone, the applicant shall comply with an agreement that the use of the property will meet the following performance standards, or that any violation of these standards in subsequent operations will be corrected, the costs of inspection by experts for compliance will be borne by the applicant.

A. Open Storage

All storage of building, contracting, or plumbing materials, sand, gravel, stone, lumber, equipment, and other supplies, shall be located within an area not closer than one hundred and fifty (150) feet from any street right-of-way line. The storage of lumber, coal, or other combustible material shall not be less than twenty (20) feet from any interior lot line, and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time. All such open storage shall be screened from all streets, and on all sides, which abut any Residential or Business District, by a solid six (6) foot wall or fence sufficient to serve as a permanent retaining wall or fence.

B. Smoke, Fumes, Gases, Dust, Odors

There shall be no emission of any smoke, atomic radiation, fumes, gas, dust, odors or any other atmospheric pollutant which will disseminate beyond the boundaries of the lot occupied by such use in such a manner as to create a public nuisance.

C. Liquid or Solid Waste

The discharge of untreated industrial waste is prohibited. All methods of salvage, industrial waste treatment and disposal shall be approved by the City and Department of Environmental Quality. No effluent shall contain any

acids, oils, dust, toxic metals, corrosives or other toxic substance in solution or suspension which would create odors, or discolor, poison or otherwise pollute the water or soil in any way.

D. Hazardous and Critical Materials

Any use where materials listed in the Michigan Critical Materials Registry are stored or used must prepare a pollution prevention plan. The exact location where all such materials are stored must be given to the Fire Chief.

17.5 SITE PLAN REVIEW

For all permitted uses and uses permitted subject to a special use permit, a site plan shall be submitted in accordance with Article XVIII.

In addition, the Planning Commission shall have the authority to require an environmental impact assessment for any proposed use in the I-2 District, where the Planning Commission determines that there is an apparent potential for a public nuisance from any of the performance criteria listed above in order to negotiate a mutually agreeable method for measuring impacts and determining violations. Upon the finding of a negative impact the Planning Commission or City Commission may require an environmental impact study/statement from the applicant.

17.6 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Front Yard	50 Feet
Side Yards	30 Feet
Rear Yards	50 Feet
Lot Coverage	50%
Building Height	50 Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width	100 Feet

17.7 MINIMUM LANDSCAPE & SCREENING REQUIREMENTS

For permitted and special uses, 15% of the site shall be in landscaped open space with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous

tree for every 2,000 square feet or portion thereof. (Plant materials existing on site prior to development may be included as part of the requirement). Thirty (30) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 60% of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s).

17.8 REGULATION OF BILLBOARDS

Billboards may be erected adjacent to M-89, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e. structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a Street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirements set forth below. A billboards surface display area containing or able to contain advertising shall be considered to be the billboards face(s).

- A. Not more than three (3) billboards may be located per linear mile of Street, regardless of the fact that such billboards may be located on different sides of the Street. The linear mile measurement shall not be limited to the City's boundaries if the particular Street extends beyond such boundaries.
- B. No billboard may be located within one thousand (1,000) feet of another billboard. The one thousand (1,000) feet measurement shall not be limited to the City's boundaries.
- C. No billboard may be located within two hundred (200) feet of any residential zoning district, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
- D. No billboard may be located closer than seventy-five (75) feet from a property line adjoining a street. No billboard may be located closer than ten (10) feet from any other property line of the lot on which the billboard is located.
- E. A billboards face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.

- F. A billboards height may not exceed twenty (20) feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
- G. No billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any building.
- H. A billboard may be illuminated, but only if such illumination is concentrated on the billboards face(s) and is located so as to avoid glare or reflection onto any portion of an adjacent street, the path of oncoming vehicles, or any adjacent lot. No rotating or oscillating beam, beacon, flashing illumination or intermittent lights may obscure or interfere with the effectiveness of an official traffic sign, signal or device.
- I. A billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.

- J. A billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the above requirements as well as the applicable regulations promulgated thereunder, as such provision and/or regulations may be amended from time to time.