

DIVISION 12. M-1, LIGHT INDUSTRIAL DISTRICT

Sec. 32-440. Statement of purpose.

The M-1 district is designed primarily to accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. It is also the intent of the M-1 district to encourage unified complexes of research, office and light industrial uses, with high tech and multiuse facilities characterized by office, light industrial and warehousing activities in a planned environment. The M-1 district is also designed to encourage light industrial uses to locate on major thoroughfares so that traffic generated by them would not utilize local residential streets. The M-1 district is structured so as to permit, along with any specified use, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is not intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, be permitted.

(Code 1992, § 19-436; Ord. No. 101, § 17.01, 3-23-1971; Ord. No. 156-A95, § 2, 1-24-2001)

Sec. 32-441. Permitted principal uses.

The following uses are permitted in an M-1 district:

- (1) Any of the following uses conducted wholly within a completely enclosed building.
 - a. Warehousing and wholesale establishments, and storage and transfer establishments (other than accessory to an adjoining retail use).
 - b. Compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, food products, hardware and cutlery, pharmaceuticals, toiletries, but not including tool, die, gauge and machine shops.
 - c. The manufacture, compounding, assembling or improvement of articles or merchandise from previously prepared materials, such as, but not limited to, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (but excluding large stampings), shell, soil, textiles, tobacco, wax, wire, wood or yarns.
 - d. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay or kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties and metal or rubber stamps or other small molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs (excluding large stamping).

- g. Laboratories, experimental, film or testing.
 - h. Manufacture and repair of electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (2) Research and development, technical training and activities which include medical, computer, robotic, and pharmaceutical research, development, instruction or application, and any uses charged with the principal function of design of pilot or experimental products.
 - (3) Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, other than outside storage and service yards.
 - (4) Private use heliports in accordance with section 32-595.
 - (5) Data processing and computer centers including computer programming and software development, training, and data processing services; laser technology and application; communications equipment and the repair, service and sales of such equipment; display and showroom facilities for equipment and products.
 - (6) Trade or industrial schools.
 - (7) Greenhouses and plant material nurseries established for the storage of live trees, shrubs or plants offered for sale on the premises including products used for gardening or landscaping, but excluding tree and shrub farms.
 - (8) Blueprinting, photostating, photoengraving, publishing and bookbinding establishments.
 - (9) Headquarters of business offices for commercial or industrial uses which conduct the principal firm's activity outside of the district.
 - (10) Emergency medical dispatch facilities.
 - (11) Other uses of a similar and no more objectionable character to the above uses, as determined by the planning commission.

(Code 1992, § 19-437; Ord. No. 101, § 17.02, 3-23-1971; Ord. No. A51, § 2, 8-16-1989; Ord. No. 156-A95, § 3, 1-24-2001)

Sec. 32-442. Permitted uses after special approval.

The following uses shall be permitted in the M-1 district subject to the conditions hereinafter specified and subject to the requirements of sections 32-35 and 32-586:

- (1) Self-storage facilities subject to the following:
 - a. The minimum size of the site shall be not less than five acres.
 - b. Such use shall not be directly adjacent to residentially zoned property on more than one side.
 - c. All ingress and egress from the site shall be directly onto a county primary road.

- d. All yard setbacks established in the M-1 district for buildings shall be complied with, except that setbacks between self-storage buildings on the same site may be 25 feet apart, side to side or front to rear.
- e. Maximum lot coverage may not exceed 40 percent.
- f. Maximum length of any self-storage building shall be 250 feet.
- g. No separate storage of combustible or flammable liquids, combustible fibers or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage building or upon the premises. A lease agreement between the lessee and lessor shall state:
 - 1. That no flammable, combustible or toxic materials shall be stored or used on premises; and
 - 2. That the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by township zoning administrator.
- h. No storage outside of the self-storage buildings shall be permitted.
- i. Except as provided in this section, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
- j. The entire site shall be provided with fencing meeting requirements at section 32-582 and landscaping per section 32-587.
- k. A security manager shall be permitted to reside on the premises to the extent required by such use, see section 32-570.
- l. All access aisles, parking areas and walkways on the site shall be graded, drained, hardsurfaced and maintained in accordance with the standards and specifications of the township.
- m. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers and locks and chains shall be permitted on the site devoted to this use.
- n. Access to the self-storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.
- o. No building or structure shall be located closer than 150 feet from any abutting residentially zoned property.
- p. The building shall be constructed in accordance with all applicable township codes and ordinances.

- q. No self-storage building shall exceed 15 feet in height, except that one office building and caretaker's quarters may be allowed up to 25 feet.
 - r. In addition to requirements at section 32-569, self-storage buildings, including storage buildings and caretaker's quarters shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable, hip or gambrel roof design.
- (2) Storage facilities for building materials, sand, gravel, stone, lumber and contractor's equipment and supplies, but specifically excluding the storage of sodium chloride unless covered containment facilities complying with state department of environmental quality standards are provided to prevent its migration offsite and its leaching to underground water aquifers.
 - (3) Municipal uses such as water treatment plants, sewage treatment plants, public works garages, and all other municipal buildings and uses not having outdoor storage.
 - (4) Tool, die, gauge and machine shops.
 - (5) Indoor tennis courts, roller skating rinks, ice skating rinks, or similar indoor recreational use including stadium, athletic arena, or similar sports complex.
 - (6) Automobile service establishments and public garages for vehicle repair and servicing, engine tuneups, brake service, electrical repair, wheel alignments, exhaust system repair, heating and air conditioning repair and service, shock and strut system work, glass and upholstery repair and replacement, and engine and transmission service, but not including body repair and collision work, painting, tire recapping, or auto dismantling operations, subject to the following:
 - a. For any such use on a lot adjacent to a major thoroughfare, the following special requirements shall apply:
 - 1. Minimum site size of two acres.
 - 2. Minimum site frontage of 200 feet.
 - 3. No service bay doors shall face a major thoroughfare or neighboring residential district or use.
 - b. Vehicle parking on site shall be limited to customers and employees. Wrecked or partially dismantled vehicles awaiting repair with or without current license plates may be stored no longer than 24 hours.
 - (7) Commercial uses which serve the limited needs of an industrial district, including, but not limited to:
 - a. Banks, savings and loan associations, credit unions, union halls, or industrial clinics.
 - b. Industrial tool and equipment sales, service, storage and distribution.
 - (8) Retail sales activities when ancillary to an otherwise permitted electrical or plumbing supply business or ancillary to otherwise permitted manufacturing, repair or service of electric or neon signs, light sheet metal products, including

heating, ventilating and air conditioning equipment, furnaces, lawn maintenance equipment, cornices and eaves; and the retail sale of home and commercial building components that are to be fabricated into a structure (such as doors, windows, sashes, wall siding, roofing and insulation) when ancillary to an otherwise permitted use, provided that sales are predominantly to building contractors and the trades, as distinguished from a hardware store or home furnishing store having retail sales predominantly to the general public. The space for retail sales activities, including any area which is accessible by customers, shall be limited to ten percent of the total floorspace of the business or 500 square feet, whichever is less.

(Code 1992, § 19-438; Ord. No. A34, § 5(17.03), 10-15-1986; Ord. No. 156-A95, § 4, 1-24-2001)

Sec. 32-443. Accessory buildings, structures, and uses.

The following accessory buildings, structures, and uses may be permitted in the M-1 district:

- (1) Accessory buildings, structures and uses that are customarily incidental to any of the above uses when located on the same premises.
- (2) Signs in accordance with section 32-688.

(Code 1992, § 19-439; Ord. No. A34, § 1(17.04), 10-15-1986; Ord. No. 156-A95, § 5, 1-24-2001)

Sec. 32-444. Conditions.

Any new use established in the M-1 district established after the effective date of the ordinance from which this chapter is derived, shall be operated so as to comply with the performance standards set forth in this section; however, whenever any provision of this section imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this section shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this section, then the provisions of such law or ordinance shall govern. The performance standards set out in this section are as follows:

- (1) *Smoke, dust, dirt and fly ash.* The emission of smoke, dust, dirt and fly ash shall be in no manner unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable state and county health laws pertaining to air pollution and smoke abatement. A person shall not discharge into the atmosphere, from any single source of emission, any smoke of a density equal to, or greater than that density described as no. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, provided that the following exceptions to the provisions of this rule shall be permitted:
 - a. Smoke the shade or appearance of which is equal to but not darker than no. 2 of the Ringelmann Chart for a period or periods aggregating four minutes in any 30 minutes.

- b. Smoke the shade or appearance of which is equal to but not darker than no. 3 of the Ringelmann Chart for a period or periods aggregating three minutes in any 15 minutes when building a new fire or when breakdown of equipment occurs such as to make it evident that the emission was not reasonably preventable.
- (2) *Open fires.* A person or industry shall not burn any combustible refuse in any open outdoor fire within the district.
 - (3) *Gases.* The escape of or emission of any gas which is injurious, destructive or explosive shall be unlawful and may be summarily caused to be abated. Sulphur dioxide gas, as measured at the property line at ground elevation, shall not exceed an average of 0.3 ppm; hydrogen sulfide likewise shall not exceed one ppm, and carbon monoxide shall not exceed 15 ppm; all as measured as the average intensity during any 24-hour sampling period.
 - (4) *Nuisance.* A person or industry shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment or nuisance to the public or which endanger the comfort, repose, health or safety of the public or which cause or have a natural tendency to cause injury or damage to business or property.
 - (5) *Light.* Lights for parking lots and buildings shall be so oriented and shielded that they do not shine directly into an abutting property. Exterior spotlighting or other illumination shall be so installed as to eliminate any nuisance to adjoining residential districts or other properties or to traffic on public highways. Compliance with standards of section 32-600, lighting, is required.
 - (6) *Glare or heat.* All operations which produce glare, such as welding and acetylene torch cutting, must be performed in such a manner that the glare cannot be seen from any property line. If heat is a result of an industrial operation, it shall be so insulated as to not raise the air temperature at any property line at any time.
 - (7) *Outdoor storage.* There shall be no outdoor storage.
 - (8) *Vibration.* The intent of this section is to ensure that no operation shall generate any ground or structure borne vibrational motion that is perceptible to the human sense of touch beyond the property line of the site on which the operation is located. This shall be determined by the following standard: machines or operations producing ground transmitted oscillations resulting in an impact vibration or ground displacement which exceeds 0.003-inch amplitude of vibration at 960 cycles per minute of vibration as measured at the property line are prohibited. Vibrations resulting from temporary construction activity that occurs between 7:00 a.m. and 9:00 p.m. from Monday through Saturday shall be exempt from the aforementioned maximum permitted vibration levels, provided that such activity occurs in a legally accepted manner.
 - (9) *Radio transmission.* For electronic equipment required in an industrial operation, the equipment shall be so shielded that its operation will not interfere with radio, television or other electronic equipment.
 - (10) *Storage of flammable materials.* Any activity involving the use or storage of flammable or explosive materials shall be subject to standards adopted by the

state including protection by adequate firefighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

- (11) *Radioactive materials.* No activity shall emit dangerous radioactivity at any point.
- (12) *Noise.* The measurable noise emanating from the premises shall be in accordance with section 32-591.
- (13) *Fire and safety hazards.* The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with all state and federal rules and regulations, including those of the state department of environmental quality and the federal Environmental Protection Agency, and regulations as established by the state fire prevention code, Public Act No. 207 of 1941 (MCL 29.1 et seq.). Further, all storage tanks for flammable liquid materials above ground shall be located at least 150 feet from all property lines, and shall be completely surrounded by earth embankments, dikes and other types of retaining wall which will contain the total capacity of all tanks so enclosed. See also section 32-593 for fire protection requirements.
- (14) *Electromagnetic radiation.* Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation are hereby made a part of this chapter.
- (15) *Drifting and airborne matter.* The drifting or airborne transmission beyond the lot line of dust, particles or debris from any method of operation shall be unlawful and shall be summarily caused to be abated.
- (16) *Odor.* The emission of noxious, odorous matter in such quantities as to be readily detectable at a point along any property line is prohibited. Air quality must be protected and all standards of the state department of environmental quality shall be observed.
- (17) *Storage of hazardous substances, including petroleum products.* Hazardous substance storage shall be in accordance with section 32-598.
- (18) *Requirements on equipment and machinery.* In the M-1 district, any machine or equipment which is determined by the planning commission from their review of its operational characteristics and specifications to be capable of creating intense earth-shaking vibrations or noise such as are caused by heavy drop forges, or heavy hydraulic surges, shall be set back at least 300 feet from any lot line which abuts nonindustrial zoned land. The planning commission may waive this requirement upon finding that such impact caused by the operation of the machine or equipment will be controlled through such techniques as the installation of sound absorbing devices and barriers or their placement on shock absorbing mountings located on suitable reinforced concrete footings such as to prevent the transmission beyond the lot lines of noise and vibration in excess of the standards specified above in this section.

(Code 1992, § 19-440; Ord. No. A34, § 2, 10-15-1986; Ord. No. A47, § 3, 3-16-1988; Ord. No. 156-A95, § 6, 1-24-2001)

Sec. 32-445. Site plan review.

For all uses permitted in an M-1 district, there must be site plan review as required under section 32-586.

(Code 1992, § 19-441; Ord. No. A34, § 3(17.06), 10-15-1986)

Sec. 32-446. Density, area, height, bulk, placement requirements.

The density, area, height, bulk and placement requirements in the M-1 district shall be in accordance with the schedule of regulations, division 15 of this article.

(Code 1992, § 19-442; Ord. No. A34, § 4, 10-15-1986)

Secs. 32-447--32-475. Reserved.