

# GROUND LEASE OPPORTUNITY



**13301 INKSTER ROAD  
LIVONIA, MI 48150**

  
**Insite**  
**COMMERCIAL**  
[www.insitecommercial.com](http://www.insitecommercial.com)

# INDUSTRIAL GROUND LEASE

**13301 INKSTER ROAD  
LIVONIA, MI 48150**

<b>DISCLAIMER / DISCLOSURE</b>	<b>page 3</b>
<b>SUMMARY</b>	<b>page 4</b>
<b>AERIAL</b>	<b>page 5</b>
<b>AREA MAP</b>	<b>page 6</b>
<b>DEMOGRAPHICS</b>	<b>pages 7-9</b>
<b>TRAFFIC COUNTS</b>	<b>page 10</b>
<b>ZONING ORDINANCE</b>	<b>pages 11-16</b>



1111 W. Oakley Park Road, Suite 220  
Commerce, Michigan 48390  
(248) 359-9000

**[www.insitecommercial.com](http://www.insitecommercial.com)**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

# DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.





# SUMMARY

**Location:** 13301 Inkster Road  
Livonia, MI 48150

**Parcel I.D.:** 46-097-99-0005-000

**Land Size:** 2.86 Acres (124,582 SF)

**Lease Rate:** Contact Broker

**Property Taxes:** \$16,232.50 (2023)

**Zoning:** M-1: Light Industrial (Inkster Rd. frontage)  
M-2: General Manufacturing (back of parcel)

**Area Tenants:** Holiday Inn Express, Dollar General, Secured Self Storage, Comerica Bank, Ford Parts Depot

<b>Demographics in</b>	Population:	292,683 people
<b>5 Mile Radius:</b>	Households:	119,992 homes
	Avg. HH Income:	\$88,969 USD
	Traffic Counts:	30,951 VPD

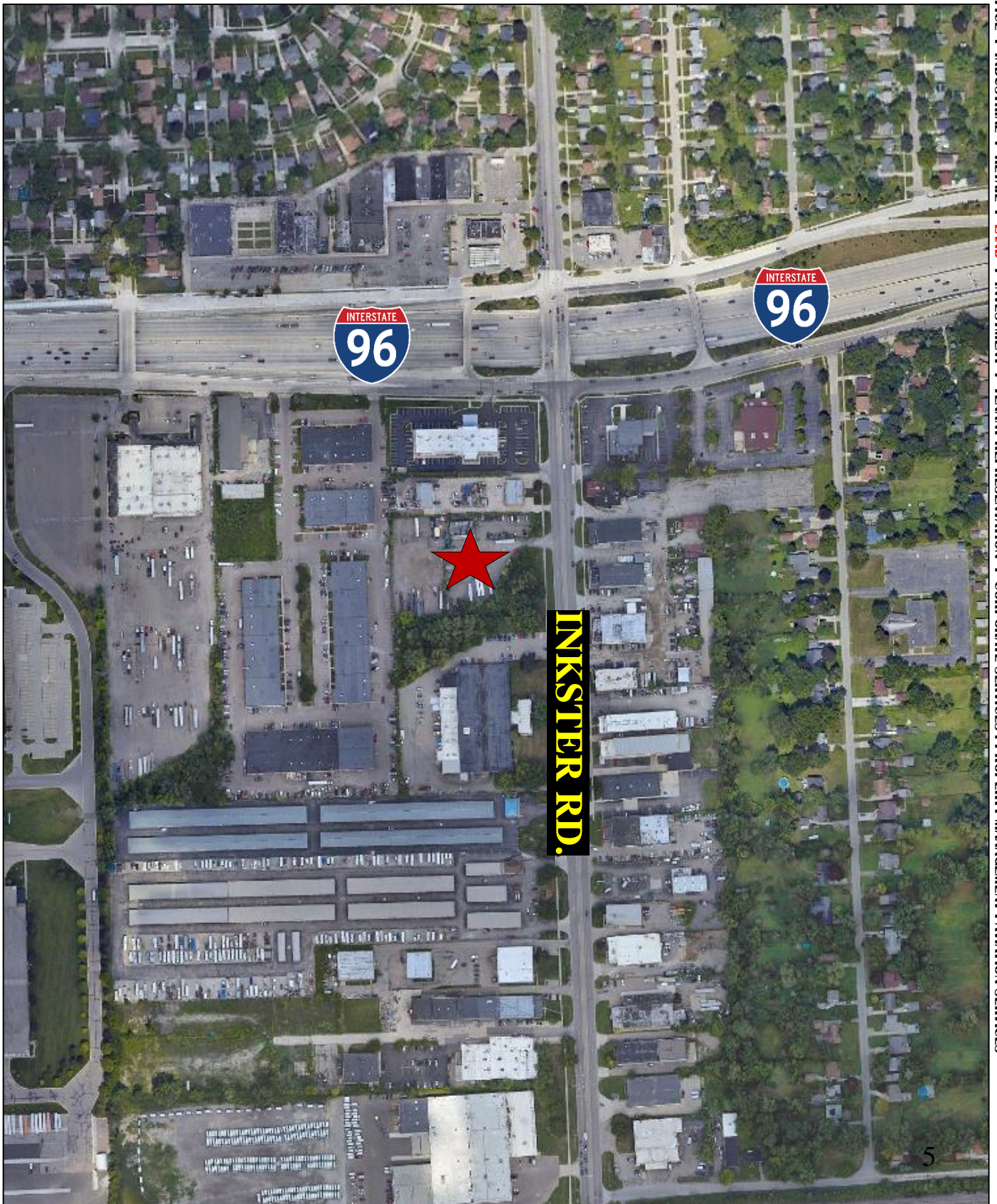
**Property Highlights:**

- 2.86 acres available fronting Inkster Rd, immediately south of I-96 freeway entrance/exit.
- Currently used for month-to-month semi-truck parking
- Contact broker for additional details

**For Information Contact:**  
**KYLE NELSON & RANDY THOMAS**  
**248-359-9000**



# AERIAL





# AREA MAP



# DEMOGRAPHICS

## Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3826/-83.3152

13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,004	95,904	292,683
2029 Projected Population	8,749	92,778	284,293
2020 Census Population	9,514	100,976	303,520
2010 Census Population	9,140	100,342	305,505
Projected Annual Growth 2024 to 2029	-0.6%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.1%	-0.3%	-0.3%
<b>Households</b>			
2024 Estimated Households	3,679	39,982	119,992
2029 Projected Households	3,582	38,816	116,870
2020 Census Households	3,858	41,263	122,482
2010 Census Households	3,629	40,214	120,822
Projected Annual Growth 2024 to 2029	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-	-	-
<b>Age</b>			
2024 Est. Population Under 10 Years	10.6%	11.5%	12.1%
2024 Est. Population 10 to 19 Years	11.9%	11.8%	12.2%
2024 Est. Population 20 to 29 Years	11.9%	11.9%	12.3%
2024 Est. Population 30 to 44 Years	20.1%	20.1%	19.7%
2024 Est. Population 45 to 59 Years	20.2%	19.6%	18.8%
2024 Est. Population 60 to 74 Years	17.9%	17.9%	17.8%
2024 Est. Population 75 Years or Over	7.3%	7.1%	7.1%
2024 Est. Median Age	40.9	40.0	39.2
<b>Marital Status &amp; Gender</b>			
2024 Est. Male Population	50.2%	49.1%	48.8%
2024 Est. Female Population	49.8%	50.9%	51.2%
2024 Est. Never Married	34.8%	38.2%	40.0%
2024 Est. Now Married	43.8%	40.6%	38.2%
2024 Est. Separated or Divorced	15.6%	15.0%	15.7%
2024 Est. Widowed	5.8%	6.2%	6.1%
<b>Income</b>			
2024 Est. HH Income \$200,000 or More	7.8%	6.8%	6.3%
2024 Est. HH Income \$150,000 to \$199,999	12.7%	7.7%	7.1%
2024 Est. HH Income \$100,000 to \$149,999	21.4%	19.2%	17.0%
2024 Est. HH Income \$75,000 to \$99,999	16.7%	14.5%	13.3%
2024 Est. HH Income \$50,000 to \$74,999	17.9%	18.8%	17.6%
2024 Est. HH Income \$35,000 to \$49,999	8.3%	11.9%	12.0%
2024 Est. HH Income \$25,000 to \$34,999	3.9%	7.2%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	5.0%	6.5%	7.5%
2024 Est. HH Income Under \$15,000	6.3%	7.5%	11.1%
2024 Est. Average Household Income	\$115,284	\$96,740	\$88,969
2024 Est. Median Household Income	\$89,053	\$74,969	\$68,681
2024 Est. Per Capita Income	\$47,230	\$40,432	\$36,564
2024 Est. Total Businesses	436	3,669	10,505
2024 Est. Total Employees	9,887	40,103	98,240



# DEMOGRAPHICS

## Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3826/-83.3152

13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2024 Est. White	63.4%	61.8%	57.9%
2024 Est. Black	28.1%	30.7%	35.1%
2024 Est. Asian or Pacific Islander	2.5%	1.9%	1.9%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	5.7%	5.4%	4.9%
<b>Hispanic</b>			
2024 Est. Hispanic Population	433	4,072	11,040
2024 Est. Hispanic Population	4.8%	4.2%	3.8%
2029 Proj. Hispanic Population	6.2%	5.6%	5.1%
2020 Hispanic Population	5.0%	4.5%	4.0%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	6,498	68,438	205,142
2024 Est. Elementary (Grade Level 0 to 8)	1.8%	1.5%	2.4%
2024 Est. Some High School (Grade Level 9 to 11)	4.8%	5.0%	6.2%
2024 Est. High School Graduate	23.7%	27.9%	28.1%
2024 Est. Some College	23.1%	25.0%	24.8%
2024 Est. Associate Degree Only	15.6%	10.8%	9.8%
2024 Est. Bachelor Degree Only	21.9%	20.0%	18.0%
2024 Est. Graduate Degree	9.0%	9.8%	10.6%
<b>Housing</b>			
2024 Est. Total Housing Units	3,992	43,519	131,373
2024 Est. Owner-Occupied	74.2%	68.7%	62.9%
2024 Est. Renter-Occupied	17.9%	23.2%	28.5%
2024 Est. Vacant Housing	7.8%	8.1%	8.7%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	8.3%	2.6%	2.2%
2024 Homes Built 2000 to 2009	1.8%	2.2%	2.6%
2024 Homes Built 1990 to 1999	4.0%	2.9%	3.0%
2024 Homes Built 1980 to 1989	4.0%	3.1%	4.6%
2024 Homes Built 1970 to 1979	9.6%	5.9%	9.0%
2024 Homes Built 1960 to 1969	9.0%	13.9%	15.1%
2024 Homes Built 1950 to 1959	38.7%	45.0%	35.2%
2024 Homes Built Before 1949	16.8%	16.3%	19.6%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	0.3%	0.4%	0.4%
2024 Home Value \$500,000 to \$999,999	1.2%	1.5%	2.4%
2024 Home Value \$400,000 to \$499,999	1.4%	2.2%	4.1%
2024 Home Value \$300,000 to \$399,999	8.3%	7.8%	10.7%
2024 Home Value \$200,000 to \$299,999	29.3%	26.4%	24.1%
2024 Home Value \$150,000 to \$199,999	27.0%	27.5%	23.2%
2024 Home Value \$100,000 to \$149,999	21.7%	18.4%	15.5%
2024 Home Value \$50,000 to \$99,999	6.9%	10.7%	12.0%
2024 Home Value \$25,000 to \$49,999	1.5%	2.6%	4.1%
2024 Home Value Under \$25,000	2.5%	2.5%	3.5%
2024 Median Home Value	\$183,604	\$178,929	\$184,094
2024 Median Rent	\$1,059	\$935	\$878

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# DEMOGRAPHICS

## Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3826/-83.3152

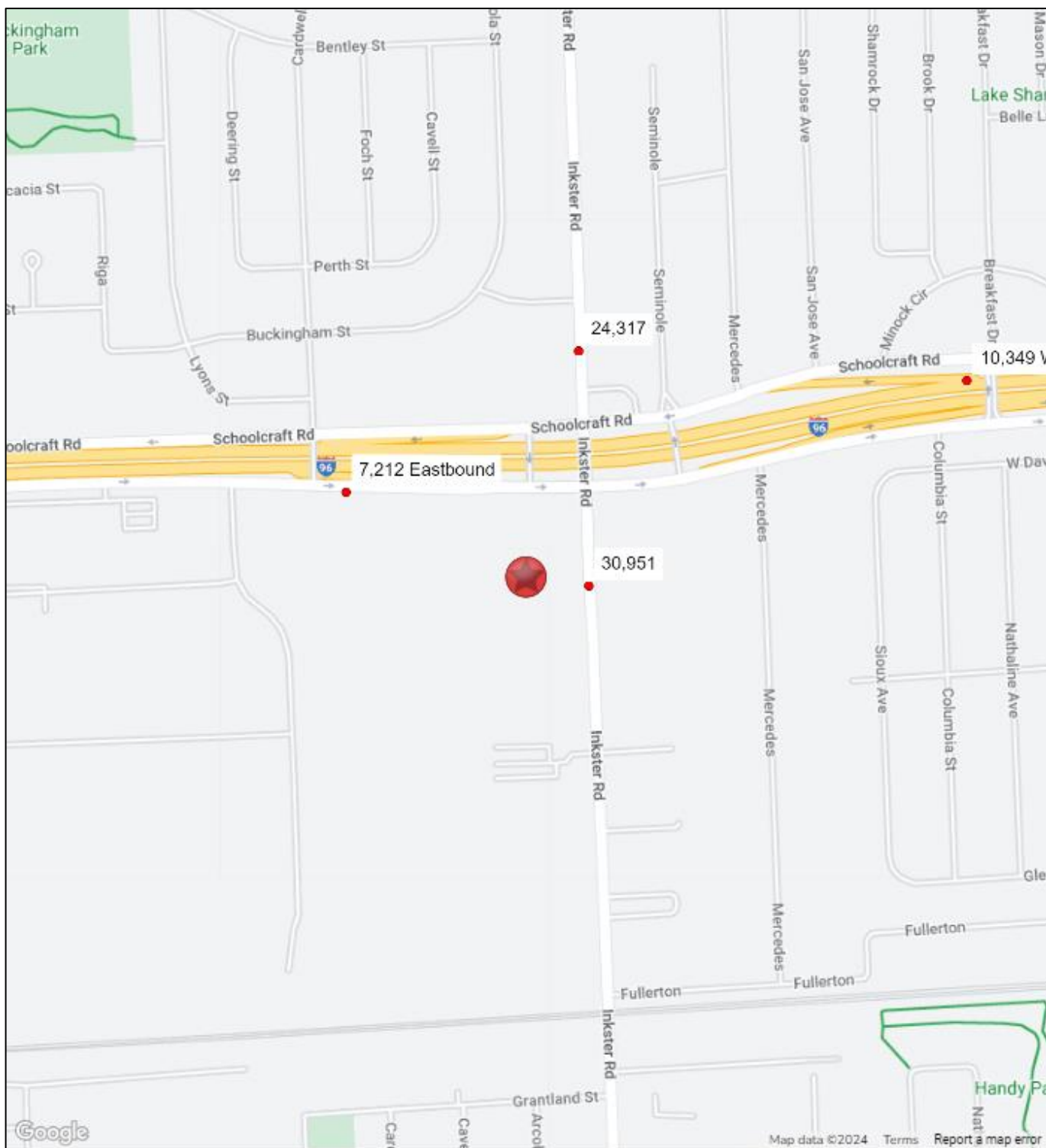
13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	7,380	77,889	235,654
2024 Est. Civilian Employed	69.3%	65.8%	62.2%
2024 Est. Civilian Unemployed	2.0%	2.3%	2.7%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	28.7%	31.9%	35.1%
2024 Labor Force Males	49.9%	48.6%	48.3%
2024 Labor Force Females	50.1%	51.4%	51.7%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	4,951	49,448	143,633
2024 Mgmt, Business, & Financial Operations	18.8%	15.7%	15.5%
2024 Professional, Related	24.5%	23.5%	22.6%
2024 Service	14.7%	15.9%	16.9%
2024 Sales, Office	19.3%	21.1%	20.6%
2024 Farming, Fishing, Forestry	-	0.1%	0.2%
2024 Construction, Extraction, Maintenance	8.2%	6.7%	6.8%
2024 Production, Transport, Material Moving	14.5%	17.0%	17.4%
2024 White Collar Workers	62.6%	60.2%	58.7%
2024 Blue Collar Workers	37.4%	39.8%	41.3%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	72.6%	72.9%	72.1%
2024 Drive to Work in Carpool	7.2%	7.6%	7.9%
2024 Travel to Work by Public Transportation	1.0%	1.3%	1.5%
2024 Drive to Work on Motorcycle	-	0.1%	0.1%
2024 Walk or Bicycle to Work	1.9%	1.7%	1.6%
2024 Other Means	1.6%	1.4%	1.5%
2024 Work at Home	15.6%	15.0%	15.3%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	24.6%	22.1%	21.6%
2024 Travel to Work in 15 to 29 Minutes	42.7%	46.6%	46.1%
2024 Travel to Work in 30 to 59 Minutes	30.7%	27.2%	27.9%
2024 Travel to Work in 60 Minutes or More	2.0%	4.1%	4.5%
2024 Average Travel Time to Work	23.0	22.1	22.4
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$298.3 M	\$2.81 B	\$7.87 B
2024 Est. Apparel	\$10.5 M	\$98.15 M	\$275.19 M
2024 Est. Contributions, Gifts	\$17.48 M	\$161.87 M	\$452.29 M
2024 Est. Education, Reading	\$9.83 M	\$89.13 M	\$250.74 M
2024 Est. Entertainment	\$17.17 M	\$159.48 M	\$445.17 M
2024 Est. Food, Beverages, Tobacco	\$45.25 M	\$428.73 M	\$1.2 B
2024 Est. Furnishings, Equipment	\$10.68 M	\$99.24 M	\$276.94 M
2024 Est. Health Care, Insurance	\$27.37 M	\$259.4 M	\$726.83 M
2024 Est. Household Operations, Shelter, Utilities	\$95.84 M	\$907.02 M	\$2.55 B
2024 Est. Miscellaneous Expenses	\$5.7 M	\$53.63 M	\$150.09 M
2024 Est. Personal Care	\$4.02 M	\$37.77 M	\$105.86 M
2024 Est. Transportation	\$54.46 M	\$511.66 M	\$1.43 B

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 3 of 3

# TRAFFIC COUNTS



**13301 Inkster Rd**

Livonia, MI 48150

August 2024





# ZONING ORDINANCE

Section 3.16 - M-1 Light Manufacturing District Regulations.

**APPLICATION OF ARTICLE.** The regulations set forth in this Article shall apply in all M-1 Districts.

PERMITTED USES	WAIVER USES
<ul style="list-style-type: none"> <li>• Accessory structures and uses (<a href="#">Section 7.23</a>, <a href="#">Section 7.23(1)</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Ambulance services, local and suburban bus terminal and taxicab terminals (<a href="#">Section 6.57</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Artisan, craftsman, printing and engraving shops other similar uses (<a href="#">Section 2.01</a> <a href="#">Section 2.01(8)</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Garages, repair shops, rustproofing and similar highway services (<a href="#">Section 6.24</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Brewer, micro brewer, brewpub, and distilleries (<a href="#">Section 6.09</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Heliports (<a href="#">Section 6.27</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Bulk storage of refined petroleum products</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor recreational uses (<a href="#">Section 2.01</a>, <a href="#">Section 2.01(8)</a>) (<a href="#">Section 6.32</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Caregiver grow facilities (<a href="#">Section 6.10</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (<a href="#">Section 6.36</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (<a href="#">Section 6.54</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor storage of recreational equipment (<a href="#">Section 6.44</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Dairies, creameries, soft drink and bottling plants, and other similar uses (<a href="#">Section 2.01</a> <a href="#">Section 2.01(8)</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Parking structure (<a href="#">Section 9.09</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment</li> </ul>	<ul style="list-style-type: none"> <li>• Retail sales (<a href="#">Section 2.01</a>, <a href="#">Section 2.01(8)</a>) (<a href="#">Section 6.52</a>)</li> </ul>

# ZONING ORDINANCE

<ul style="list-style-type: none"> <li>• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair</li> </ul>	<ul style="list-style-type: none"> <li>• Steel fabricators and special trade contractors (<a href="#">Section 6.58</a>)</li> </ul>
<ul style="list-style-type: none"> <li>• Experimental product development and testing including limited manufacturing (<a href="#">Section 6.22(3)</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards</li> </ul>
<ul style="list-style-type: none"> <li>• Experimental product development and testing including limited manufacturing (<a href="#">Section 6.22(3)</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• General offices</li> </ul>	
<ul style="list-style-type: none"> <li>• Industrial parks (<a href="#">Section 7.28</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Industrial, scientific, or business research development and testing laboratories and offices</li> </ul>	
<ul style="list-style-type: none"> <li>• Internet-based exotic vehicle sales (<a href="#">Section 6.33</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Industrial plants manufacturing, processing or assembling (<a href="#">Section 2.02</a>, <a href="#">Section 2.02(2)</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Laundry and dry-cleaning establishments</li> </ul>	
<ul style="list-style-type: none"> <li>• Paint shops (<a href="#">Section 2.01(8)</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Parks and outdoor recreational uses (<a href="#">Section 2.02</a>, <a href="#">Section 2.02(2)</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Professional offices (<a href="#">Section 2.02</a>, <a href="#">Section 2.02(2)</a>)</li> </ul>	
<ul style="list-style-type: none"> <li>• Public utility uses</li> </ul>	
<ul style="list-style-type: none"> <li>• Temporary buildings for construction purposes for a period not to exceed the duration of construction</li> </ul>	



# ZONING ORDINANCE

- Tool and die shops and pattern making shops

- Warehouses ([Section 2.01](#), [Section 2.01\(8\)](#))

Refer to Article II for definitions of uses and refer to [Section 5.04\(1\)](#) for development standards for specific uses.

**PROHIBITED USES.** In all M-1 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:

a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2 and C-3 Districts unless expressly permitted in this Article.

b) All waiver uses listed in any of the N1, N2, RUF, NM1, NM2, C1, C2, and C3 Districts unless expressly permitted in this Article.

c) Junk yards and businesses handling junk, waste, trash, or rubbish.

d) Used auto parts or auto wrecking establishments.

e) Incubation, raising, or storing of poultry.

f) Slaughtering of animals.

g) Use or operation of steam hammers, forging equipment.

h) Heavy manufacturing drop forging plants, foundries, and boiler works.

i) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

# ZONING ORDINANCE

Section 3.17 - M-2 General Manufacturing District Regulations.

**APPLICATION OF ARTICLE.** The regulations set forth in this Article shall apply in all M-2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses ( <a href="#">Section 7.23</a> , <a href="#">Section 7.23(1)</a> )	• Ambulance services, local and suburban bus terminal and taxicab terminals ( <a href="#">Section 6.57</a> )
• Any lawful use of land or buildings not herein expressly provided for or prohibited	• Heliports ( <a href="#">Section 6.27</a> )
• Artisan, craftsman, printing and engraving shops other similar uses ( <a href="#">Section 2.01</a> , <a href="#">Section 2.01(8)</a> )	• Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities ( <a href="#">Section 6.36</a> )
• Brewer, micro brewer, brewpub, and distilleries ( <a href="#">Section 6.09</a> )	• Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
• Bulk storage of refined petroleum products	
• Caregiver grow facilities ( <a href="#">Section 6.10</a> )	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis ( <a href="#">Section 6.54</a> )	
• Dairies, creameries, soft drink and bottling plants, and other similar uses ( <a href="#">Section 2.01</a> (8))	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	



# ZONING ORDINANCE

• Experimental product development and testing including limited manufacturing ( <a href="#">Section 6.22(3)</a> )	
• Garages, repair shops, rustproofing and similar highway services ( <a href="#">Section 6.24</a> )	
• General offices	
• Heavy manufacturing and general industrial plants	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks ( <a href="#">Section 7.28</a> )	
• Industrial plants manufacturing, processing or assembling ( <a href="#">Section 2.02</a> , <a href="#">Section 2.02(2)</a> )	
• Internet-based exotic vehicle sales ( <a href="#">Section 6.33</a> )	
• Laundry and dry-cleaning establishments	
• Outdoor storage of Recreational Equipment ( <a href="#">Section 6.44</a> )	
• Paint shops ( <a href="#">Section 2.01</a> (8))	
• Parking structure ( <a href="#">Section 9.09</a> )	
• Parks and outdoor recreational uses ( <a href="#">Section 2.02</a> , <a href="#">Section 2.02(2)</a> )	
• Professional offices ( <a href="#">Section 2.02</a> , <a href="#">Section 2.02(2)</a> )	
• Public utility uses	

# ZONING ORDINANCE

• Steel fabricators and special trade contractors ( <a href="#">Section 6.58</a> )	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses ( <a href="#">Section 2.01</a> , <a href="#">Section 2.01(8)</a> )	
Refer to Article II for definitions of uses and refer to <a href="#">Section 5.04(1)</a> for development standards for specific uses.	

**PROHIBITED USES.** In all M-2 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:

a) All uses that are prohibited in an M-1 District.

b) Tanneries, slaughterhouses, stock yards, glue factories, soap factories, asphalt mixing, batching or paving plants, oil or asphalt refineries.

c) Furniture stores.

d) Indoor recreational uses.

e) The operation of forgings by steam or board hammers except where located more than one thousand (1,000) feet from any district zoned as residential as measured from any point on the property and only when approved by the City Council after review and submission of findings by the City Planning Commission. No such approval shall be given until the City Council is satisfied that vibration and noise will be reduced to a reasonable minimum through construction and use of the most modern and effective facilities available for such purpose.

f) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights, waste, discharge of by-products, or the accumulation of unsightly waste materials on private or public property.