

1280.03 REQUIRED CONDITIONS.

(a) Any use established in the I-1 District, after the effective date of this Zoning Code, shall be operated so as to comply with the performance standards set forth in Section 1298.03.

(Ord. 260-A-58. Passed 8-22-83.)

(b) All industrial operations must be conducted wholly within a completely enclosed building. Outdoor storage of any goods, materials or products accessory to the principal use may be permitted to occupy a non-required rear yard or interior side yard, provided that such storage area is adequately screened from all property lines in a manner approved by the Township Board, upon recommendation from the Planning Commission. Such outdoor storage shall not occupy an area greater than fifty percent of the floor area of the principal use, or 5,000 square feet, whichever is less.

(Ord. 260-A-163. Passed 6-6-88.)

(c) Parking facilities, other than for customer or employee parking, of operational vehicles incidental to all permitted uses in the I-1 Light Industrial District, shall conform to the following:

(1) All such parking of vehicles shall be in the rear yard.

(2) The Planning Commission and the Township Board shall approve the location and layout of such parking areas.

(3) Outdoor storage of inoperative or wrecked vehicles is prohibited.

(Ord. 260-A-58. Passed 8-22-83.)

(d) For all parcels directly abutting a major thoroughfare, access to the parcel shall be from an internal marginal access road having a width of thirty feet and not directly from the abutting thoroughfare. The Township Board, upon recommendation from the Planning Commission, may waive this requirement if such marginal access road is impractical to construct or would serve no useful purpose. In granting such waiver, the Township Board may require easements to provide for vehicular access to existing or proposed adjacent parking lots in order to minimize the need for driveways to each facility and thereby decreasing hazards to vehicle traffic. In such instances, a reciprocal use agreement shall be signed by each owner in a form satisfactory to the Township Attorney and shall be recorded with the Macomb County Register of Deeds.

(e) Curb cuts for vehicular access to and from a marginal access road to and from the abutting major thoroughfare shall be no closer than 300 feet to each other.

(Ord. 260-A-314. Passed 8-10-98.)