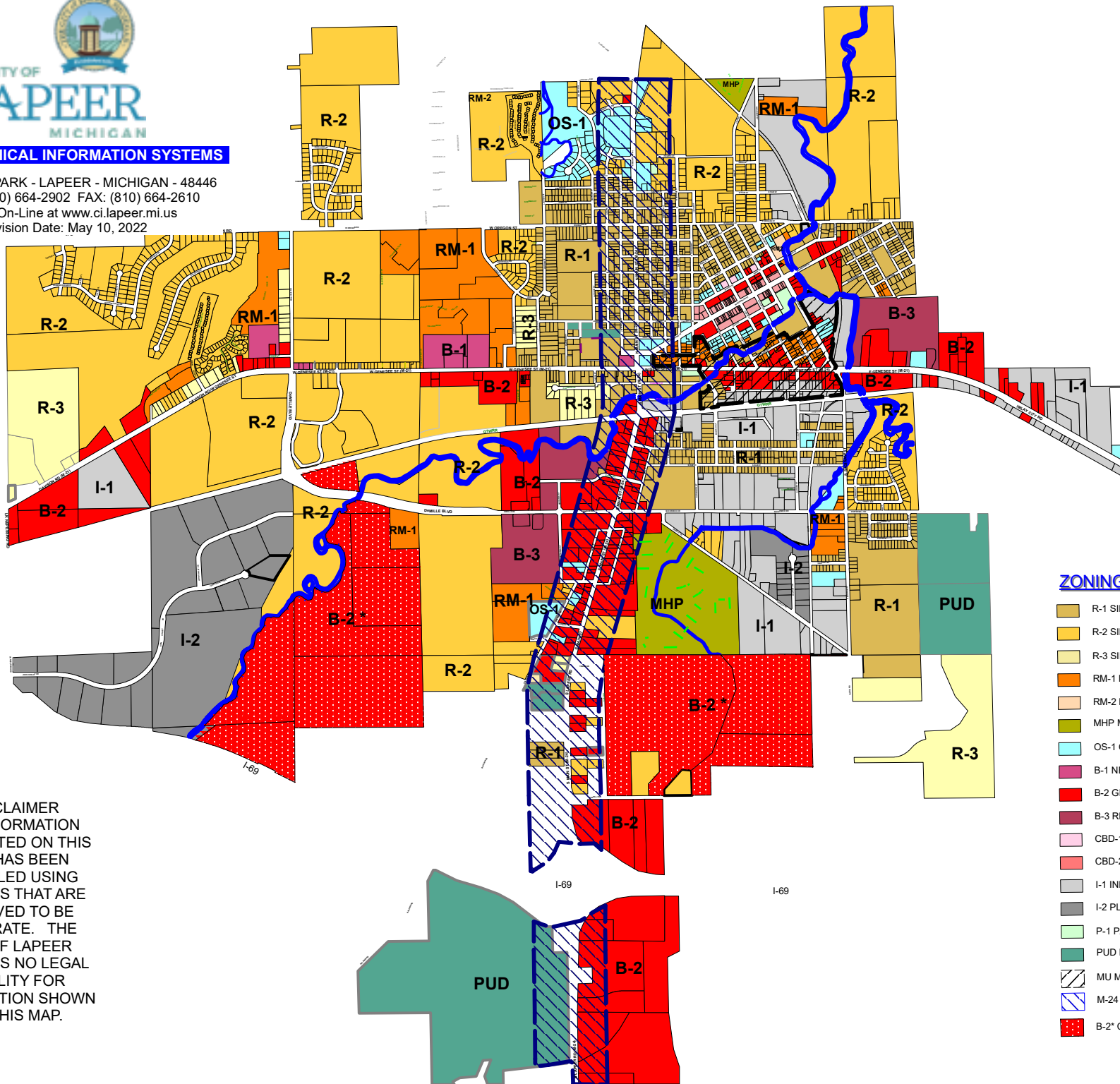




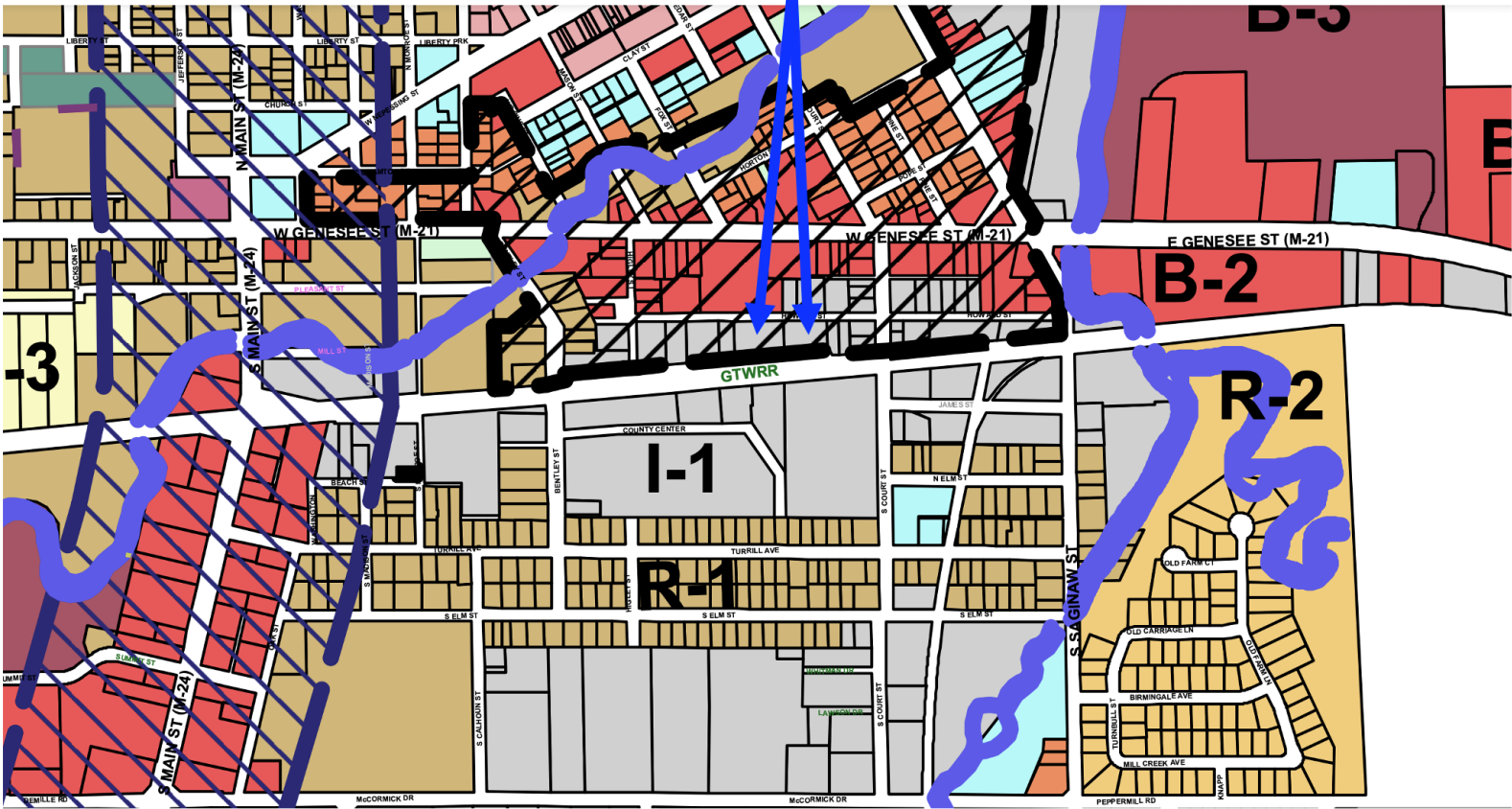
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**265 HOWARD ST, LAPEER MI
INDUSTRIAL (I-1)**



**ARTICLE VIII
Industrial Districts**

§ 7-8.01. Intent.

- A. The I-1 Industrial District is designed so as to primarily accommodate wholesale activities, warehouses and manufacturing operations on individual lots. In order to allow optimum service to activities of this nature, residential uses, uses incidental to residential development and most retail activities are prohibited from this district. It is the intent of this article to encourage the full utilization of the district under adequate standards of development, health and public safety, and to protect against the creation of nuisances.
- B. The I-2 Industrial District is designed to provide for a planned community of manufacturing, warehouse, distribution facilities, research and development facilities and office uses. The I-2 District is further designated to insure compatibility between the uses in the district and the character of the neighborhood in which the district is located and to further provide compatibility among users within the district.

§ 7-8.02. Schedule of uses. [Amended 2-19-2018; 11-19-2018; 10-5-2020; 7-6-2021]

Buildings or land shall be not used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this chapter. Land and/or buildings in the districts indicated at the top of Table 7.08.1 may be used for the purposes denoted by the following abbreviations:

Key:

Permitted use (P): Land and/or buildings in this district may be used for the purposes listed by right.

Special land use (SLU): Uses which may be permitted by obtaining special land use approval when all applicable requirements in Article XIII, Use Requirements, and the standards of § 7-19.04, Review standards, are met.

Additional requirements: Indicates requirements or conditions applicable to the use.

Table 7.08.1: Industrial Districts Schedule of Uses			
Use	I-1	I-2	Additional Requirements
Animal and Agricultural Uses			
Commercial kennels	SLU	—	§ 7-13.02A
Public and Institutional Uses			
Public utilities, including buildings, necessary structures, storage yards and other related uses	P	P	—
Trade or industrial schools	P	P	—
Wireless telecommunication tower	P	P	§ 7-13.10E
Motor Vehicle Uses			

Table 7.08.1: Industrial Districts Schedule of Uses

Use	I-1	I-2	Additional Requirements
Automobile service stations for sale of gasoline, oil and minor accessories when developed in conjunction with convenience market and accessory services such as fast food facilities or automated automobile washes	P	SLU	§ 7-13.05B
Major auto repair shops when completely enclosed	SLU	—	§ 7-13.05D
Finance, Insurance, Real Estate and Professional Uses			
Research and development establishment	P	P	—
Research and office uses related to permitted industrial operations and sales offices	P	P	—
Health and Human Care and Uses			
Ambulance service stations	SLU	—	§ 7-13.09E
Child-care center, nursery schools and day nurseries	SLU	SLU	§ 7-13.09A
Transportation and Warehousing Uses			
Mini-warehouses and storage buildings for lease to the public including the office and residence of a caretaker	P	P	§ 7-13.08D
Storage facilities for building materials, sand, gravel, stone, lumber, open storage of contractor's equipment and supplies	SLU	SLU	§ 7-13.08A
Warehousing and wholesale establishments when conducted within buildings or within a completely obscured yard area	P	P	—
Warehousing and wholesale establishments, and trucking facilities	P	P	—
Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant	SLU	—	—

Table 7.08.1: Industrial Districts Schedule of Uses

Use	I-1	I-2	Additional Requirements
Junkyards and places for the dismantling, wrecking and disposing of the junk and/or refuse material	SLU	—	§ 7-13.08E
Warehouse, storage and transfer and electric and gas service buildings and yards, water supply and sewage disposal plants, water and gas tank holders, heating and electric power generating plants, and all necessary related uses	P	P	—
Railroad transfer and storage tracks, railroad rights-of-way and freight terminals	P	P	—
Manufacturing, Testing and Assembly Uses			
Laboratories: experimental, film or testing	P	P	—
Lumber and planing mills when completely enclosed	SLU	SLU	§ 7-13.08F
Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris or any other potentially noxious material	SLU	SLU	§ 7-13.08G
Manufacture of musical instruments, toys, novelties, metal or rubber stamps, small molded rubber products, pottery and figurines or other similar ceramic products (using kilns fired only by electricity or gas), electronic instruments and devices, or similar products	P	P	—

Table 7.08.1: Industrial Districts Schedule of Uses

Use	I-1	I-2	Additional Requirements
Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns	P	P	—
Manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops	P	P	—
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and similar items	P	P	—
Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances	SLU	SLU	—
Production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products that are not injurious to the occupants of adjacent premises by reasons of the emission or creation of noise, vibration, smoke, dust and other particulate matter, toxic and noxious materials, odors, fire or explosive hazards, or glare or heat	P	P	—

Table 7.08.1: Industrial Districts Schedule of Uses

Use	I-1	I-2	Additional Requirements
Uses permitted in General Business Districts when such uses are for the convenience of persons in the I-1 Industrial District, subject to the regulations applicable to such uses	SLU	—	—
Restaurants			
Restaurants located within a building occupied by another use(s) allowed by this chapter and not including any service of a drive-in or open front store	SLU	SLU	—
Retail Uses			
Construction contractors establishment	P	P	—
Animal crematorium		SLU	§ 7-13.04E
Accessory and Similar Uses			
Outdoor storage, when accessory to a principal use	SLU	SLU	§ 7-13.08B
Accessory building and uses, customarily incident to any of the above permitted uses	P	P	—
Other uses similar to the above uses	SLU	SLU	§ 7-13.11
Wireless telecommunications antenna	P	P	§ 7-13.10D
Wireless telecommunications tower	P	P	§ 7-13.10E
Other temporary uses	P/SLU	P/SLU	§ 7-13.10C
Medical Marihuana Facility Uses			
Medical marihuana grow facility/marihuana grower	P	P	§ 7-13.12
Marihuana processor/processing facility/establishment	P	P	§ 7-13.12
Marihuana safety compliance facility/establishment	P	P	§ 7-13.12
Marihuana secure transporter facility/establishment	P	P	§ 7-13.12

§ 7-8.03. Area, height, and placement requirements.

All lots and buildings shall meet the following dimensional requirements:

Industrial Districts: Schedule of Area, Height, and Placement Requirements Table							
(Table 7.08.2)							
Zoning District	Minimum Lot		Maximum Building Height ²	Front ³	Minimum Setbacks ^{4,5}		
	Area (square feet)	Width ¹ (feet)			(feet)		
			Side Yards ⁶		Rear ⁷		
				Least 1		Total 2	
I-1	—	—	—	40	10	20	10
I-2	—	—	40	50	10	20	10

Footnotes to Schedule of Area, Height, and Placement Requirements

- ¹ Depth-to-width ratio: All lots created after the adoption date of this chapter shall have a lot depth not more than four times its width, as measured at the front lot line.
- ² Building height: Exceptions to building height shall be as provided for in § 7-14.03A, Height limit.
- ³ Off-street parking for visitors, over and above the number of spaces required under Article XVI, Parking, Loading, Access and Circulation Requirements, may be permitted within the required front yard, provided that such off-street parking is not located within 20 feet of the front lot line.
- ⁴ Natural features setback: All structures shall be set back at least 25 feet from all natural features such as drains, regulated wetlands, natural ponds, lakes and streams.
- ⁵ A setback and screening buffer as listed in Table 7.15.1 is required when a rear or side lot line is adjacent to different zoning district or use.
- ⁶ Off-street parking shall be permitted in a required side yard setback unless a greenbelt and buffer are required per Table 7.15.1.
- ⁷ All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six feet high, and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.

§ 7-8.04. Performance standards.

Any use established in the I-1 or I-2 District shall be operated so as to comply with the following performance standards:

- A. Noise. Maximum permissible sound-pressure levels at the lot line, or any point beyond, for noise radiating continuously from a facility between the hours of 10:00 p.m. and 7:00 a.m. shall be in accordance with the following table:

Table 7.08.3: Maximum Sound Pressure Levels ²	
Frequency Band Cycles Per Second	Sound Pressure Level in Decibels ¹ (re 0.0002 dyne/cm ²)
20 to 75	-69
75 to 150	-54
150 to 300	-47
300 to 600	-41
600 to 1,200	-37
1,200 to 2,400	-34
2,400 to 4,800	-31

Table 7.08.3: Maximum Sound Pressure Levels²	
Frequency Band Cycles Per Second	Sound Pressure Level in Decibels¹ (re 0.0002 dyne/cm²)
4,800 to 10,000	-28

NOTES:

- ¹ If the sound is not smooth or continuous and is not radiated between the hours of 10:00 p.m. and 7:00 a.m., one or more of the corrections listed in the table below shall be added or subtracted from each of the decibel levels given above.
- ² Sound level pressures shall be taken along the property line of the affected property using a sound level meter of standard design and properly calibrated.

Table 7.08.4: Noise Corrections	
Correction in Type of Operation or Character of Noise	Decibels
Daytime operation only	Plus 5*
Noise source operates less than 20% of any one-hour period	Plus 5*
Noise source operates less than 5% of any one-hour period	Plus 10*
Noise source operates less than 1% of any one-hour period	Plus 15*
Noise of impulsive character (hammering, etc.)	Minus 5*
Noise of periodic character (hum, screeching, etc.)	Minus 5*

NOTES:

* Apply ONE of the corrections ONLY.

- B. Toxic gases. Industrial uses shall emit no noxious, toxic or corrosive fumes or gases, in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury to property or business.
- C. Heat and glare.
- (1) Industrial uses shall not carry on any operation that would produce heat or glare beyond the boundary line of the Industrial District.
- (2) Industrial uses shall not use industrial lighting in a manner that produces glare on public highways and/or neighboring property.
- D. Wastes. Disposal of all wastes shall comply with the City of Lapeer Code and any amendments thereto.
- E. Vibration. Physical vibration produced to the extent of being a detriment to general health, safety and general welfare at or beyond property lot lines shall be prohibited.