

ARTICLE XXI

I-2 GENERAL INDUSTRIAL DISTRICT

SECTION 21.1 INTENT: The I-2 General Industrial District is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared material. This district is also intended to provide an appropriate location for work-release facilities which are considered appropriate, subject to certain conditions.

SECTION 21.2 PRINCIPAL USES PERMITTED: In a I-2 General Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any principal use permitted in the I-1 District.
2. Heating and electric power generating plants, and necessary uses.
3. Auto engine, body repair and undercoating shops.
4. Metal plating, buffing and polishing.
5. Any of the following uses provided that they are located not less than eight (800) feet distant from any Residential District and not less than three hundred (300) feet distant from any other district:
 - A. Junk yards, provided such are entirely enclosed within a building or within an eight (8) foot obscuring wall and provided further that one property line abuts a railroad right-of-way.
 - B. Blast furnace, steel furnace, blooming or rolling mill.
 - C. Manufacture or corrosive acid or alkali, cement, lime, gypsum or plaster of Paris.
 - D. Petroleum or other flammable liquids, production, refining or storage.
 - E. Smelting of copper, iron or zinc ore.
6. Accessory buildings and uses customarily incidental to any of the above permitted uses.
7. Pet care Facility.

Any establishment, or part thereof, or premises maintained for the purpose of providing socialization, training, or temporary boarding, in the absence of the owner, for pets owned by the general public for which a fee is charged.

Pet Care Facilities are subject to the following conditions:

- A. Parcel must be one (1) acre minimum in size.

- B. Adequate traffic circulation shall be provided on the site to accommodate the frequent pickups and drop-offs of animals for the facility.
- C. Drop-off/Pick-up hours will be between 6 am-8 pm.
- D. Maximum of 30 dogs on the premises.
- E. Outdoor facilities, with the following Restrictions:
 - i) Any outdoor facilities shall not be closer than 50 feet from the Parcel line.
 - ii) A six (6) foot tall, solid, obscuring fence or wall shall completely enclose all outdoor facilities.
 - iii) The outdoor facilities shall not encroach into any required building setback.
 - iv) All animal waste shall be removed from the outdoor area daily and disposed of in a sanitary manner.
 - v) Pets shall not be permitted to remain outdoors overnight.

SECTION 20.3 USES SUBJECT TO A ZONING EXCEPTION PERMIT:

- 1. Uses determined by the City Commission to be of a similar nature to the above subject to the following conditions:
 - A. A recommendation shall be provided by the Planning Commission.
 - B. Earth berms, setbacks, or performance standards may be required to address any anticipated negative impacts.
- 2. Work-release facility (subject to the following conditions):
 - A. No work-release facility shall be located within three-hundred (300) feet of any residential district, park or school.
 - B. No work-release facility shall be located within 1500 feet of another work-release facility.
 - C. The work-release facility shall be designed, constructed, and maintained so that such use will not change the general character of the area or any adjacent, or nearby residential areas.
 - D. The facility shall be served adequately by the essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer; or if such facilities and services are not provided, documentation that persons or agencies responsible for the establishment of any work-release facility shall be able to provide adequately any such facilities and services.
 - E. The work-release facility shall submit plans which provide a description of programs and procedures which are operational at the facility to assure security and safety for the residents of the facility and the surrounding neighborhood and to assure the success of the program in terms in rehabilitation counseling, training, job placement, and resident access to essential services and facilities, including recreation and transportation. Said plans shall be approved by the planning commission.
 - F. A license, or evidence of ability to obtain a license, if such is required, from the appropriate governmental unit. Prior to the issuance of a final certificate of

occupancy, the operator or agency shall provide evidence that a valid license has been issued or is obtainable for the proposed work-release facility on the property. Should licensing not be required, an affidavit from the applicant stating that licensing is not required, shall be provided.

- G. Every room occupied for sleeping purposes within the structure shall contain a minimum of eighty (80) square feet of habitable room area for one (1) occupant, and when occupied by more than one (1) person, shall contain at least sixty (60) square feet of habitable room area for each occupant.
 - H. Indoor and outdoor recreational space shall be provided for the clientele served, based upon standards specified by the licensing authority. If no such standards exist then the following minimum standards shall apply.
 - i) A common indoor area shall be provided which shall consist of at least twenty-five (25) square feet per individual.
 - ii) A common outdoor area shall be provided which shall consist of at least sixty (60) square feet per individual.
 - iii) Any exterior alteration of the structure shall be compatible with the surrounding area.
 - iv) Exterior security lighting shall be provided. All exterior lighting shall be suitably directed and shaded to prevent any glare upon adjoining, or nearby, residential properties.
 - v) One (1) parking space shall be provided for each three persons residing in the work-release facility, except for facilities which prohibit the ownership or operation of automobiles by occupants. Parking shall be provided on-site in an amount determined to be appropriate to accommodate guests, and employees as deemed necessary by the planning commission following a review of the proposed work-release facility, and its operation.
 - I. The facility shall be limited to forty (40) clients.
 - ~~J. Signage shall be limited to one identification sign affixed flat against the front wall of the facility of size not to exceed eight (8) square feet.~~
3. Retail sale of biodiesel fuel subject to the following conditions:
- A. Permitted only for biodiesel fuel produced on site as a permitted use under section 21.02(5) (d).
 - B. Fueling operations restricted to daylight hours only.
 - C. Storage tanks must be double walled for containment purposes.
 - D. Storage tank must be surrounded by a security fence.
 - E. Adequate lighting must be provided.
 - F. Signage limited to displaying biodiesel pricing as required by state and federal price publication requirements.
4. Indoor Firing Range, subject to the following:
- A. The indoor firing range shall not be located within; (measured property line to property line)
 - i) 150 feet from residential property (R-1, R-2, R-3, R-4, RM-1, RM-2, RMH)

- ii) 150 feet from a park, playground or church.
- iii) 1000 feet from a school, public or private, including pre-school through college.
- B. The use, occupancy, and construction of the building shall conform to the International Building Code.
- C. The building and method of operation shall comply with all applicable state and federal regulations.
- D. The building and method of operation shall conform to the applicable Michigan Pollution Control Agency, Environmental Protection Agency, and OSHA standards for indoor ventilation, emission into the atmosphere, indoor sound levels, lead containment and outside noise standards.
- E. The design and construction of the firing range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the firing range shall be certified by a registered engineer in the State of Michigan. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior, and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.
- F. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.
- G. Firearms stored on the premises when the range is closed for business shall be stored in an acceptable gun safe or other secure locking device.
- H. On-site supervision is required at all times by an adult who is an experienced range operator. The range operator shall be responsible for the conduct of their place of business and the conditions of safety and order in the place of business and on the premises.
- I. One range officer per 10 lanes required at all times.
- J. On-site instruction shall be given only by firearms instructors certified within the prior five years by an organization or government entity that has been approved by the Michigan Department of Public Safety. Current certificates for firearms instructors shall be on display in a conspicuous location on the premises and available for public inspection.
- K. Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class which is supervised by an adult instructor.
- L. In multi-tenant buildings, the firing range shall be soundproofed to prevent the sound from being heard by persons in adjoining units.
- M. No alcohol allowed on-premises.
- N. Hours of operation from 8 am to 9 pm.

SECTION 21.4 SITE PLAN REVIEW: For all principal uses permitted, a site plan shall be submitted in accordance with Section 4.6.

SECTION 21.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS: Area, height, bulk, and placement requirements shall be in accordance with Article XXIV, Schedule of Regulations.

ARTICLE XX

I-1 LIGHT INDUSTRIAL DISTRICT

SECTION 20.1 INTENT: The I-1 Light Industrial District is designed so as to primarily accommodate 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. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related uses.
2. To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
3. To promote manufacturing development which is as free as technically possible from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To promote the most desirable use of land in accordance with a well-considered plan. To protect the character and established patten of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.
5. To provide an appropriate location for the residence, rehabilitation, and training of persons participating in authorized court-ordered criminal rehabilitation programs.

SECTION 20.2 PRINCIPAL USES PERMITTED: In a I-1 Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.
2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land use for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured on those lot liens abutting R-1 through R-4, RT, RM, OS-1, B-1 and B-3 districts, and on any front years abutting a

public thoroughfare except as otherwise provided in this ordinance. The screening shall be in accordance with the minimum landscape standards of this ordinance and shall be evaluated for adequacy by the Planning Commission.

- A. Warehousing and wholesale establishments, trucking facilities.
 - B. The 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.
 - C. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
 - D. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - E. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other molded rubber products.
 - F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - G. Laboratories – Experimental, film or testing.
 - H. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - I. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.
 - J. All public utilities, including buildings, necessary structures, storage yards and other related uses.
3. Warehouse, storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad right-of-ways. Freight terminals.
 4. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. In an I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage and in accordance with the landscape standards of this ordinance.
 5. Municipal uses such as water treatments plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.
 6. Commercial kennels.
 7. Greenhouses.
 8. Trade or industrial schools.
 9. Retail uses of an industrial character, such as lumber yards, farm implement sales.

10. Eating and drinking establishments.
11. Banks and financial institutions.
12. Industrial clinics.
13. Indoor tennis court, racquetball courts, and health clubs.
14. Motels
15. Other uses similar in character to the above.
16. Accessory buildings and uses customarily incidental to any of the above permitted uses.
17. Pet care Facility.

Any establishment, or part thereof, or premises maintained for the purpose of providing socialization, training, or temporary boarding, in the absence of the owner, for pets owned by the general public for which a fee is charged.

Pet Care Facilities are subject to the following conditions:

- A. Parcel must be one (1) acre minimum in size.
- B. Adequate traffic circulation shall be provided on the site to accommodate the frequent pickups and drop-offs of animals for the facility.
- C. Drop-off/Pick-up hours will be between 6am-8pm.
- D. Maximum of 30 dogs on the premises.
- E. Outdoor facilities, with the following Restrictions:
 - i) Any outdoor facilities shall not be closer than 50 feet from the Parcel line.
 - ii) A six (6) foot tall, solid, obscuring fence or wall shall completely enclose all outdoor facilities.
 - iii) The outdoor facilities shall not encroach into any required building setback.
 - iv) All animal waste shall be removed from the outdoor area daily and disposed of in a sanitary manner.
 - v) Pets shall not be permitted to remain outdoors overnight.

SECTION 20.3 USES SUBJECT TO A ZONING EXCEPTION PERMIT:

1. Living quarters for a watchman or caretaker including his or her family accessory to the industrial use of the property subject to the following conditions:
 - A. The living quarters shall be a detached structure not exceeding 900 square feet in floor area.
 - B. The watchman or caretaker shall be a full-time employee of the industrial facility on whose property the residence is located.
 - C. The City Commission may impose setback requirements so as to assure the public health, safety and general welfare. In determining setback requirements, the City Commission shall consider the use of adjacent properties, the use of existing and proposed buildings and structures on the site, access drives to the site, and traffic patterns within the site.

- D. A separate building permit shall be required to construct a watchman or caretaker residence. The permit shall state that the residence is accessory to the industrial use of the property and cannot be sold separate from the industrial use. The applicant shall record the permit in its entirety with the office of the Lenawee County Register of Deeds in such a manner that the permit is reflected on the chain of title of all parcels of property involved with the industrial facility. Proof of this recording shall be submitted to the City Building Department within ten (10) days after the issuance of the building permit. No demolition, construction, or remodeling may be commenced pursuant to the permit until proof of recording has been filed with the City Building Department.
2. Work-release facility (subject to the following conditions):
- A. No work-release facility shall be located within three-hundred (300) feet of any residential district, park or school.
 - B. No work-release facility shall be located within 1500 feet of another work-release facility.
 - C. The work-release facility shall be designed, constructed, and maintained so that such use will not change the general character of the area or any adjacent, or nearby residential areas.
 - D. The facility shall be served adequately by the essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer; or if such facilities and services are not provided, documentation that persons or agencies responsible for the establishment of any work-release facility shall be able to provide adequately any such facilities and services.
 - E. The work-release facility shall submit plans which provide a description of programs and procedures which are operational at the facility to assure security and safety for the residents of the facility and the surrounding neighborhood and to assure the success of the program in terms in rehabilitation counseling, training, job placement, and resident access to essential services and facilities, including recreation and transportation. Said plans shall be approved by the planning commission.
 - F. A license, or evidence of ability to obtain a license, if such is required, from the appropriate governmental unit. Prior to the issuance of a final certificate of occupancy, the operator or agency shall provide evidence that a valid license has been issued or is obtainable for the proposed work-release facility on the property. Should licensing not be required, an affidavit from the applicant stating that licensing is not required, shall be provided.
 - G. Every room occupied for sleeping purposes within the structure shall contain a minimum of eighty (80) square feet of habitable room area for one (1) occupant, and when occupied by more than one (1) person, shall contain at least sixty (60) square feet of habitable room area for each occupant.

- H. Indoor and outdoor recreational space shall be provided for the clientele served, based upon standards specified by the licensing authority. If no such standards exist then the following minimum standards shall apply.
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 - iv) Exterior security lighting shall be provided. All exterior lighting shall be suitably directed and shaded to prevent any glare upon adjoining, or nearby, residential properties.
 - v) One (1) parking space shall be provided for each three persons residing in the work-release facility, except for facilities which prohibit the ownership or operation of automobiles by occupants. Parking shall be provided on-site in an amount determined to be appropriate to accommodate guests, and employees as deemed necessary by the planning commission following a review of the proposed work-release facility, and its operation.
 - I. The facility shall be limited to forty (40) clients.
 - ~~J. Signage shall be limited to one identification sign affixed flat against the front wall of the facility of size not to exceed eight (8) square feet.~~
3. Indoor Firing Range, subject to the following:
- A. The indoor firing range shall not be located within; (measured property line to property line)
 - i) 150 feet from residential property (R-1, R-2, R-3, R-4, RM-1, RM-2, RMH)
 - ii) 150 feet from a park, playground or church.
 - iii) 1000 feet from a school, public or private, including pre-school through college.
 - B. The use, occupancy, and construction of the building shall conform to the International Building Code.
 - C. The building and method of operation shall comply with all applicable state and federal regulations.
 - D. The building and method of operation shall conform to the applicable Michigan Pollution Control Agency, Environmental Protection Agency, and OSHA standards for indoor ventilation, emission into the atmosphere, indoor sound levels, lead containment and outside noise standards.
 - E. The design and construction of the firing range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the firing range shall be certified by a registered engineer in the State of Michigan. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.

- F. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.
- G. Firearms stored on the premises when the range is closed for business shall be stored in an acceptable fire safe or other secure locking device.
- H. On-site supervision is required at all times by an adult who is an experienced range operator. The range operator shall be responsible for the conduct of their place of business and the conditions of safety and order in the place of business and on the premises.
- I. One range officer per 10 lanes required at all times.
- J. On-site instruction shall be given only by firearms instructors certified within the prior five years by an organization or government entity that has been approved by the Michigan Department of Public Safety. Current certificates for firearms instructors shall be on display in a conspicuous location in the premises and available for public inspection.
- K. Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class which is supervised by an adult instructor.
- L. In multi-tenant buildings, the firing range shall be soundproofed to prevent the sound from being heard by persons in adjoining units.
- M. No alcohol allowed on premises.
- N. Hours of operation from 8am to 9pm.

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