

- (b) The excepted buildings are consistent and compatible with the general character of the building development in the City.
 - (c) The excepted buildings serve a defined and generally recognized architectural purpose, i.e., creation of a focal point for the project, establishment of a view or vista, etc., which is central to the overall design concept of a regional business zone development.
 - (d) The excepted buildings shall not be detrimental to adjacent properties outside of the Regional Business District Zone.
- (3) Setbacks.
- (a) No setback shall be required except where the property is adjacent to a residential zone. If a setback is to be provided, it shall not be less than five feet. Where the property is adjacent to a residential zone, the setback shall be as follows:
 - [1] Front yard setback. Where the property is on the same side of a street, in the same block, as a property zoned residential, with or without an intervening alley, the required front yard setback shall be equal to that setback required in the residential zone.
 - [2] Rear and side yard setback. Where there is no intervening alley, the side and rear yard setbacks shall be 25 feet. Where a public alley is adjacent to a side or rear lot line, the setback shall be 25 feet measured from the center line of said public alley.
 - (b) Alternately, the Plan Commission in the course of its site plan review process may establish a greater or lesser setback as it determines necessary and advisable. In determining such yard setbacks, the Plan Commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed buildings and uses of land, and their relationship to existing and proposed thoroughfares; in order to maximize vehicular and pedestrian safety and reduce any negative impact on adjacent land uses.

§ 770-44 General Industrial.

- A. Purpose. This zone is designed to provide the location and space for all manner of industrial, wholesale, and industrial storage uses. It is the purpose of these regulations to permit the development of certain functions, to protect the surrounding areas from incompatible industrial activities, to restrict the intrusion of nonrelated uses such as residential, retail business and commercial, and to encourage the discontinuance of uses presently existing in the zone which are nonconforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in another zone and which would interfere with the operation of the uses permitted in this zone.
- B. Permitted uses.
- (1) All permitted and special land uses unless specifically listed herein as a special land use allowed in the Office Service Zone.
 - (2) Bottling of soft drinks and other beverages.
 - (3) Lithographic and blueprinting.
 - (4) Warehouse, distribution centers or cold storage plant completely contained within an enclosed building.
 - (5) Commercial laundry and dry-cleaning plants.
 - (6) Manufacturing, research, packaging, treatment fabrication, assembly, testing and repair of the following:
 - (a)

Previously prepared materials, including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, cardboard, plastic, precious or semiprecious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), wax, wire, yarns and paint not requiring a boiling process.

- (b) Data processing equipment and systems, office, computing, and accounting machines.
 - (c) Musical instruments, glass, novelties, pottery, figurines or similar ceramic products, small electrical parts (excluding signs), rubber or metal stamps, hardware, tools cutlery, electronics, audio and video equipment, small household appliances, and similar items.
 - (d) Baking goods, beverages, candy, cosmetics, dairy products, perfumes, toiletries, tobacco manufacturing, condiments and other packaged food products (except butchering, slaughtering, fish, sauerkraut, cornstarch, vinegar and yeast).
 - (e) Biological products, drugs, medicinal chemicals, and pharmaceutical preparation.
- (7) Research and design centers.
 - (8) Metal fabrication.
[Amended 4-21-2014 by Ord. No. 2014-04]
 - (9) Pet kennels and day-care facilities with overnight facilities and conducted entirely within an enclosed building.
 - (10) Printing (off-set included), publishing, book binding and engraving shops.
 - (11) Self-service storage facilities subject to requirements set forth in § 770-62, Self-storage facilities.
 - (12) Above ground tanks for inflammable fluids, provided they comply with the Inflammable Liquids Regulations of the City of Royal Oak.
 - (13) Above-ground tanks for flammable, cryogenic, class I, and class II liquids and liquefied petroleum gas, provided they comply with Chapter 340, Fire Prevention.
[Amended 4-21-2014 by Ord. No. 2014-04]
 - (14) Broadcast or recording studios, provided that all satellite dishes and antennas shall be subject to the required standards set forth in § 770-86, Utilities and communication devices, and § 770-88, Wireless communication facilities.
[Added 1-24-2011 by Ord. No. 2011-01]
 - (15) Motion-picture studios contained within an enclosed building, provided that there is no on-site housing of personnel and talent.
[Added 1-24-2011 by Ord. No. 2011-01]
 - (16) Billboards, subject to the requirements set forth in § 770-57, Billboards.
[Added 3-16-2015 by Ord. No. 2015-07]

C. Special land uses.

- (1) Storage yards for lumber, coal, brick, stone and contractor's supplies subject to the requirements set forth in § 770-68, General, building and landscape contractor's offices and yards.
- (2) Manufacturing, research, assembly, testing and repair of the following:
 - (a) Plastic products and miscellaneous molded or extruded products.
 - (b) Electric power manufacture.
 - (c) Manufacture and repair of signs, heating and ventilating equipment, and appliances.