

ARTICLE XIII

“I” INDUSTRIAL ZONING DISTRICT

Section 13.1 Description and Purpose

The Industrial Zoning District provides for a wide range of light industrial and manufacturing uses, heavy manufacturing and processing of raw materials. Protection of adjacent land uses is an important component of this District. Application of this zoning district will reflect the location, goals and objectives of the 2007-2020 Master Plan. All land development and building construction in this District will be served by public sanitary sewer and water supply for both potable water and fire protection.

Section 13.2 Permitted Land Uses

Land and buildings in the “I” Industrial Zoning District may be used by right for the following uses only:

- (a) Assembly, production, manufacturing of food, textile products, wood products, furniture and fixtures, paper, clay, glass or fabricated metal.
- (b) Manufacturing, compounding, processing, packing or treatment of products such as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, except rendering or refining of fats and oils.
- (c) Printing, publishing and allied industries.
- (d) Tool and die facility.
- (e) Commercial laundry.
- (f) Special trade contractors including plumbing, heating and cooling, electrical, concrete and water well drilling, but excluding structural steel erectors, excavating, oil/gas well drilling, wrecking and demolition contractor.
- (g) Stone works.
- (h) Warehousing.
- (i) Self-storage facility.
- (j) Wholesale.
- (k) Research and development facility.
- (l) Vocational training facility.
- (m) Office accessory to any permitted use.
- (n) Accessory facilities and uses customarily associated with and essential to permitted uses and operated incidental to the principal permitted use.

Section 13.3 Special Land Uses

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX:

- (a) Commercial fueling facility.

- (b) Manufacturing of alcohol, ammonia, bleaching powder of chlorine, brick, tile or terra cotta, chemicals, paint, shellac, turpentine, varnish, petroleum products, plastics, soap, except rendering of fats and oils.
- (c) Materials recovery and recycling.
- (d) Truck transportation and distribution facility.
- (e) Contractors including oil and gas, well drilling, structural steel erectors and excavating.
- (f) Heating and electric power generating plant.
- (g) Electrical substation.
- (h) Lumber yard and building materials wholesale or retail.

Section 13.4 Prohibited Uses

The following uses of land or buildings are prohibited in the “I” Industrial zoning District:

- (a) Petro chemical refinery.
- (b) Asphalt and concrete crushing and recycling facility.
- (c) Asphalt and cement production facility.
- (d) Any use requiring open storage of material stockpiles.
- (e) Junk yard and salvage yard.
- (f) Any use requiring discharge into public sanitary sewer system of compounds not capable of treatment at the municipal wastewater treatment plant.

Section 13.5 Other Land Uses

The following other land uses may be permitted as provided in the Ordinance:

- (a) Customary accessory use as regulated in this Ordinance.
- (b) Temporary use as regulated by the Ordinance.
- (c) Planned Unit Development Overlay District.

Section 13.6 “I” Industrial Zoning District Regulations

Land divisions, buildings and structures in the “I” Industrial Zoning District shall comply with the following requirements unless expressly provided otherwise in this Ordinance.

- (a) **Minimum Lot Area and Width.** The minimum lot area in the “I” Industrial Zoning District shall be 43,560 square feet, exclusive of public road right-of-way or private road easement with a minimum lot width of 175 feet; provided however, that a lot or parcel of land platted or recorded in the records of the Barry County Register of Deeds prior to April 1, 1997 may be used for a permitted use if it has a minimum area of 15,000 square feet, a minimum width of 100 feet and was zoned for industrial use prior to the effective date of this Ordinance.
- (b) **Minimum Required Building Setbacks.**

1. **Front Yard** - There shall be a minimum front yard building setback of 40 feet.
2. **Side Yard** – The minimum side yard setback shall be 20 feet, except when located adjacent to residential use or zoning, in which case the minimum setback shall be 50 feet.
3. **Rear Yard** – The minimum rear yard setback shall be 40 feet, except when located adjacent to residential use or zoning, in which case the minimum setback shall be 50 feet.
4. **Maximum Height** – No building or structure shall exceed 35 feet in height, except permitted height exceptions in Section 21.20.

Section 13.7 Performance Standards

All permitted and special uses in the “I” Industrial Zoning District shall be subject to the following performance standards:

- (a) All uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid non-combustible fence or wall at least 6 feet in height; provided that no goods, materials, or objects shall be stacked higher than the fence or wall. No outdoor storage or processing shall be located in the required front yard setback.
- (b) There shall be minimal emission of smoke, radiation, fumes, gas, dust, odors, or any other atmospheric pollutant disseminated beyond the boundaries of the lot or parcel. The applicant for any type of permit shall submit information to the Zoning Administrator regarding any type of atmospheric emission.
- (c) The discharge of industrial waste into a body of water or into or onto the ground is prohibited, except in the case of septic systems approved by the Barry-Eaton District Health Department.
- (d) There shall be no vibration which is discernable to the human senses beyond the property line of the site on which such use is conducted.
- (e) There shall be no noise emanating from the operation which will be more audible beyond the boundaries of the lot or parcel in excess of limits imposed by the noise ordinance.
- (f) There shall be no direct or sky-reflected glare exceeding 1 foot candle at the property line of the lot occupied by such use. This regulation shall not apply to lights used at the entrance or exit or service drives leading to a parking lot. Exterior lighting sources shall be full cut-off fixtures or equivalent.

Section 13.8 Parking Regulations

All uses of land and buildings in this District shall conform to applicable parking and loading regulations contained in Article XXIII.

Section 13.9 Sign Regulations

All signs in this District shall conform to applicable sign regulations contained in Article XXIV.

Section 13.10 Site Plan Review

All uses of land and buildings in this District shall conform to applicable site plan content and review requirements contained in Article XX.

Section 13.11 Landscape Standards

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

Section 13.12 Special Regulations

- (a) Overlay Districts. Lands in the “I” Industrial District that are also located in any “NR”, “WP” or “AM” Overlay District shall also comply with terms of applicable overlay district(s).
- (b) Private roads are prohibited in the “I” Industrial Zoning District.

Section 13.13 Joint Planning Area

The “I” Industrial Zoning District may be applied only to lands lying within the Joint Planning Area as defined in Article XXXII and only if the industrial zoning is consistent with the adopted 2007-2020 Thornapple Township Master Plan.

Sections 13.14 – 13.99 [Reserved]