

ARTICLE 23

I, INDUSTRIAL DISTRICT

Preamble

The I, Industrial District is designed to accommodate manufacturing, assembling and fabrication activities, 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, Industrial District is structured 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 and raw materials.

The general goals of this use District include:

1. To provide sufficient space, in appropriate locations, to meet the needs of the Township's expected future economy for various types of manufacturing and related uses.
2. To protect abutting residential districts from detrimental impacts from industrial uses by separating residential uses from industrial activities, and by prohibiting the use of industrial areas for new residential development.
3. To promote manufacturing development which is free from the 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 pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the Township's tax revenue.

SECTION 23.01. Principal Uses Permitted

In the I, Industrial District no building or land shall be used and no building shall be erected except for one or more of the uses listed in the following Table of Permitted Uses, unless otherwise provided for in this Ordinance.

Section 23.01			
Table of Permitted Uses			
Use	<i>P</i> =Principal Permitted Use		Conditions
	<i>SP</i> =Special Land Use		
The manufacturing, compounding, assembling, packaging, or treatment of articles or merchandise from previously prepared materials.	<i>P</i>		
Food and kindred products processing.	<i>P</i>		
Breweries, distilleries, wineries, and soft drink bottling.	<i>P</i>		
Textile mills and apparel production.	<i>P</i>		
Wood products manufacturing, including furniture manufacturing.	<i>P</i>		
Printing and publishing.	<i>P</i>		
Rubber and plastic product manufacturing.	<i>P</i>		
Leather and leather product manufacturing.	<i>P</i>		
Glass, clay and stone product manufacturing.	<i>P</i>		
Fabricated metal product manufacturing, including tool and die shops.	<i>P</i>		
Industrial machinery and equipment manufacturing.	<i>P</i>		
Electronic equipment manufacturing.	<i>P</i>		
Vehicles and transportation equipment manufacturing.	<i>P</i>		
Laboratories and research, testing, design, technical training, and experimental product development facilities.	<i>P</i>		
Water supply and sewage disposal plants.	<i>P</i>		
Building material storage and sales, provided that such uses located within the boundaries of the Downtown Development Authority shall not have outdoor storage.	<i>P</i>		

Section 23.01			
Table of Permitted Uses			
Use	<i>P</i> =Principal Permitted Use		Conditions
	<i>SP</i> =Special Land Use		
Vehicle repair establishments, including engine repair, body repair and painting, exhaust system repair, tire replacement, glass repair and transmission repair, when operated in a completely enclosed building.	<i>P</i>		
Dry cleaning plants.	<i>P</i>		
Tennis houses, racquetball courts, ice arenas and other similar uses involving large structures of the type which can be easily converted to industrial use.	<i>P</i>		
Gas and electric service and storage buildings and yards.	<i>P</i>		
Warehousing and wholesale establishments within a wholly enclosed building.	<i>P</i>		
Self-storage warehouse facilities.	<i>P</i>		1) The entire facility must be enclosed with a fence a minimum of eight (8) feet in height; 2) the portion of the fence fronting on any public or private street, road or access easement shall be constructed of decorative masonry block or brick extending across the entire frontage and returning no less than fifty (50) feet along the intersecting sides of said enclosure, and 3) a landscaped greenbelt consisting of closely-spaced evergreens in staggered rows shall be provided whenever such a use abuts a residentially-used property. Such uses shall not be permitted within the Downtown Development Authority.
Uses determined to be similar to the above principal permitted uses in accordance with the criteria in Article 26 and which are not listed below as special land uses.	<i>P</i>		

Section 23.01			
Table of Permitted Uses			
Use	<i>P</i> =Principal Permitted Use		Conditions
	<i>SP</i> =Special Land Use		
Furniture, appliance and household equipment repair shops, office, showroom and workshop of a plumber, electrician, decorator, upholsterer or similar trade or service business.	<i>P</i>		
A permanent efficiency-type on-site manager’s apartment.		<i>SP</i>	Shall not exceed five hundred (500) square feet in total living area.
Salvage yards.		<i>SP</i>	Subject to the following conditions: 1) the site shall be entirely enclosed within an eight (8) foot high obscuring wall, 2) no such use shall be permitted within the boundaries of the Downtown Development Authority, 3) there shall be no burning on site, and 4) all industrial processes, including the use of equipment for cutting, compressing, or packaging, shall be conducted within a completely enclosed building.
Mineral and soil extraction.		<i>SP</i>	Subject to the requirements of Article 26.
Lumber and planing mills.		<i>SP</i>	Must be completely enclosed and located in the interior of the district so that no property line shall form the exterior boundary of the I District.
Metal plating, buffing and polishing.		<i>SP</i>	Provided that: 1) appropriate measures are taken to prevent noxious off-site impacts, 2) the use is completely enclosed, and 3) the use shall be located on the interior of the district so that no property line shall form the exterior boundary of the I District.
Wireless communication facilities.		<i>SP</i>	Subject to the requirements in Article 26.
Commercial dog kennels.		<i>SP</i>	Subject to the requirements in Article 26.
Septic service establishments.		<i>SP</i>	

Section 23.01			
Table of Permitted Uses			
Use	<i>P</i> =Principal Permitted Use	Conditions	
	<i>SP</i> =Special Land Use		
Electric power and heat generating plants and all accessory uses.		<i>SP</i>	
Rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats and similar facilities.		<i>SP</i>	Subject to the following conditions: 1) the storage shall be enclosed within a building or be completely obscured by a wall or fence on those sides abutting a public thoroughfare, 2) the extent of the wall or fence shall be determined by the Planning Commission, based on the extent of the storage, 3) the wall of fence shall be subject to the requirements in Article 29, and 4) no such use shall be permitted within the boundaries of the Downtown Development Authority.
Freight yards and terminals,		<i>SP</i>	Subject to the following conditions: 1) All access to the facility shall be provided from a major thoroughfare, as defined in the Master Plan, having a right-of-way of at least one hundred twenty (120) feet; 2) All sides of the development not abutting a major thoroughfare shall be provided with a twenty (20) foot wide greenbelt, and fence or decorative wall, so as to obscure from view all activities within the development. Screening shall comply with Article 29
Tractor and trucking facilities, including storage and repair.		<i>SP</i>	
Chemicals and allied products manufacturing.		<i>SP</i>	
Lumber yards, landscape, building supply yards and similar uses that involve outdoor storage.		<i>SP</i>	
Primary metal industries.		<i>SP</i>	

Section 23.01			
Table of Permitted Uses			
Use	<i>P</i> =Principal Permitted Use <i>SP</i> =Special Land Use		Conditions
Recycling centers.		<i>SP</i>	A recycling center shall consist of the collection, separation, and storage of recoverable household materials prior to shipment to others who will use the materials to manufacture new products
Contractor yards and storage facilities for building materials, sand, gravel, stone, lumber, equipment and supplies.		<i>SP</i>	Such facilities shall be enclosed within a building or within an obscuring wall or fence. The extent of such wall or fence may be determined based on the nature of surrounding land use. Such fence or wall shall be eight (8) feet in height. No such use shall be permitted within the boundaries of the Downtown Development Authority.
Accessory buildings and uses customarily incidental to any of the above land uses.		<i>SP</i>	
Uses determined to be similar to the above land uses in accordance with the criteria in Article 26.		<i>SP</i>	
Places of Assembly		<i>SP</i>	
Medical marihuana cultivation building		<i>SP</i>	Subject to the requirements in Article 26
Auto, carting, and snowmobile tracks		<i>SP</i>	
Aircraft operation facilities		<i>SP</i>	

SECTION 23.02. Special Land Use Conditions

Special land uses may be permitted by the Planning Commission, pursuant to Article 34, after a public hearing and site plan review, and subject to reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the public health, safety and welfare. In addition to the conditions specified in the previous Table of Permitted Uses, the following conditions apply to all special land uses:

- A. **Fencing.** The need for fencing will be determined on a case-by-case basis, in consideration of the nature of the use and the character of the surrounding uses.

- B. Landscaped Screening.** If the Planning Commission requires landscaped screening, then it shall consist of closely spaced evergreens in staggered rows, augmented with other plantings for aesthetic enhancement.
- C. Performance Standards.** Any production, processing, cleaning, servicing, testing, repair or storage shall conform with the performance standards in Article 26.

SECTION 23.03. Area, Height and Bulk Requirements.

See Article 6, Summary of Development District Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.