

CHAPTER 1274
IND General Industrial District

1274.01	Statement of purpose.	1274.04	Permitted uses after special approval.
1274.02	Principal permitted uses and structures.	1274.05	Site plan review.
1274.03	Compliance with other governmental regulations.	1274.06	Area, height, bulk and placement requirements.

CROSS REFERENCES

- Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581
- Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582
- Regulation of congested areas - see M.C.L.A. Sec. 125.583
- Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

1274.01 STATEMENT OF PURPOSE.

The IND General Industrial District is designed to accommodate wholesale activities, warehousing and general industrial facilities as uses by right, and the more intense, heavy industrial facilities as uses authorized by special approval. The general goals of this use district include, among others, the following specific purposes:

- (a) To provide sufficient space, in appropriate locations, to meet the needs of the Village's expected future economy for all types of manufacturing and related uses;
 - (b) To protect abutting residential districts by separating them from manufacturing activities;
 - (c) To promote manufacturing development which is free from danger of fire, explosion, toxic and noxious matter, radiation and other objectionable influences, and from offensive noise, vibration, smoke, odor and other objectionable influences; and
 - (d) 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, to conserve, in each area, the value of land and buildings and other structures, and to protect the Village's tax revenue.
- (Ord. Unno. Passed 11-9-94.)

1274.02 PRINCIPAL PERMITTED USES AND STRUCTURES.

In an IND General Industrial District, no building or land shall be used and no buildings shall be erected or altered, except for one or more of the following specified uses, unless otherwise provided in this Zoning Code:

- (a) Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.
- (b) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting any residential or commercial district and on any front yard abutting a public thoroughfare, except as otherwise provided in this Zoning Code. In the IND General Industrial District, the extent of such a wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than six feet in height and may, depending upon land use, be required to be eight feet in height, and shall be subject, further, to the requirements of Section 1286.08. A chain-link fence, with intense evergreen shrub plantings, shall be considered an obscuring wall.
 - (1) Warehousing and wholesale establishments and trucking facilities.
 - (2) The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to, baked goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, as well as tool and die, gauge and machine shops.
 - (3) The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, textiles, tobacco, wax, wire, wood and yarns.
 - (4) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
 - (5) The manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other molded rubber products.
 - (6) The manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - (7) Laboratories.

- (8) The manufacture and repair of electric or neon signs and light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - (9) Central dry cleaning plants or laundries, provided that such plants shall not deal directly with the consumer at retail.
 - (10) All public utilities, including buildings, necessary structures, storage yards and other related uses.
 - (11) Warehouses, storage and transfer buildings and yards and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and sub-stations and gas regulator stations. Water supply and sewage disposal plants.
 - (12) Freight terminals.
- (c) Storage facilities for building materials, lumber and contractor's equipment and supplies, provided that such is enclosed within a building or within an obscuring wall or fence on those sides abutting a residential or business district and on any yard abutting a public thoroughfare. See subsection (b) hereof.
 - (d) Municipal uses such as water treatment plants and reservoirs, sewage treatment plants, and all other Municipal buildings and uses, including outdoor storage.
 - (e) Motor vehicle engine and body repair shops, bumper shops, undercoating shops and similar vehicle repair facilities with the repair activity conducted within a completely enclosed building. No storage of disabled motor vehicles or parts thereof is permitted unless it is within a completely enclosed building or screened from public view per subsection (b) hereof.
 - (f) Agricultural related enterprises.
 - (g) Free-standing nonaccessory advertising signs, subject to the provisions of Chapter 1284.
 - (h) Other uses of a similar character.
 - (i) Accessory buildings and uses customarily incidental to any of the above permitted uses. (Ord. Unno. Passed 11-9-94.)

1274.03 COMPLIANCE WITH OTHER GOVERNMENTAL REGULATIONS.

Any use permitted in the Industrial District must also comply with all applicable Federal, State, County and Village health and pollution laws and regulations with respect to noise, smoke and particulate matter, vibration, noxious and odorous matter, glare and heat, fire and explosive hazards, gases, electromagnetic radiation and drifting and airborne matter.

(Ord. Unno. Passed 12-14-87.)

1274.04 PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses may be permitted in an IND General Industrial District, subject to the conditions hereinafter imposed and subject, further, to the approval of the Planning Commission pursuant to Chapter 1278:

- (a) Lumber and planing mills within completely enclosed buildings and when located at least 1,000 feet from any side or rear property line which borders on a residential or commercial use;
- (b) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances;
- (c) Heating and/or electrical power generating plants and all accessory uses;
- (d) Any of the following uses, provided that they are located not less than 1,000 feet distant from a residential or commercial parcel, district or use, and not less than 300 feet from any other parcel, district or use:
 - (1) Open storage yards of sand, stone, coal, gravel or lumber, asphalt plants and concrete-transit mix.
 - (2) Junk yards, provided that such are entirely enclosed within a building or within an eight-foot high obscuring wall.
 - (3) Facilities which provide incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.
 - (4) Facilities with blast furnaces, steel furnaces or blooming or rolling mills.
 - (5) Facilities where corrosive acid or alkali, cement, lime, gypsum or plaster of Paris is manufactured.
 - (6) Petroleum storage or refining facilities.
 - (7) Facilities where smelting of copper, iron or zinc ore, or similar products, occurs.
- (e) Any other heavy industrial use which shall be determined by the Planning Commission to be of the same general character as the above uses. The Planning Commission may impose any required setback and/or performance standards so as to insure public health, safety and general welfare.
- (f) Accessory buildings and uses customarily incidental to any of the above uses. (Ord. Unno. Passed 11-9-94.)

1274.05 SITE PLAN REVIEW.

For all uses permitted in an Industrial District, a site plan shall be submitted, and no building permit shall be issued until the site plan has been approved by the Planning Commission in accordance with Section 1286.43.

(Ord. Unno. Passed 12-14-87.)

1274.06 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section 1286.44, Schedule of Regulations.

(Ord. Unno. Passed 12-14-87.)