

Article 7.08 Industrial Districts

7.08.01 Intent

- (a) The I-1 Industrial District is designed so as to primarily accommodate wholesale activities, warehouses and manufacturing operations on individual lots. In order to allow optimum service to activities of this nature, residential uses, uses incidental to residential development and most retail activities are prohibited from this District. It is the intent of this Article to encourage the full utilization of the District under adequate standards of development, health and public safety, and to protect against the creation of nuisances.
- (b) The I-2 Industrial District is designed to provide for a planned community of manufacturing, warehouse, distribution facilities, research and development facilities and office uses. The I-2 District is further designated to insure compatibility between the uses in the district and the character of the neighborhood in which the district is located and to further provide compatibility among users within the district.

7.08.02 Schedule of Uses

Buildings or land shall be not used and buildings shall not be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 7.08.1 may be used for the purposes denoted by the following abbreviations:

- (a) **Permitted Use (P).** Land and/or buildings in this district may be used for the purposes listed by right.
- (b) **Special Land Use (SLU).** Uses which may be permitted by obtaining special land use approval when all applicable requirements in *Article 7.13 Use Requirements* and the standards of *Section 7.19.04 Review Standards* are met.
- (c) **Additional Requirements.** Indicates requirements or conditions applicable to the use.

Table 7.08.1: Industrial Districts Schedule of Uses

Use	I-1	I-2	Additional Requirements
Animal & Agricultural Uses			
Commercial kennels	SLU	—	Section 7.13.02(a)
Public & Institutional Uses			
Public utilities, including buildings, necessary structures, storage yards & other related uses	P	P	—
Trade or industrial schools	P	P	—
Wireless Telecommunication Tower	P	P	Section 7.13.03(e)
Motor Vehicle Uses			
Automobile service stations for sale of gasoline, oil & minor accessories when developed in conjunction with convenience market & accessory services such as fast food facilities or automated automobile washes	P	SLU	Section 7.13.05(b)

Use	I-1	I-2	Additional Requirements
Major auto repair shops when completely enclosed	SLU	—	Section 7.13.05(d)
Finance, Insurance, Real Estate & Professional Uses			
Research and development establishment	P	P	—
Research & office uses related to permitted industrial operations & sales offices	P	P	—
Health & Human Care & Uses			
Child care center, nursery schools & day nurseries	SLU	SLU	Section 7.13.09(a)
Transportation & Warehousing Uses			
Mini-warehouses & storage buildings for lease to the public including the office & residence of a caretaker	P	P	Section 7.13.08(d)
Storage facilities for building materials, sand, gravel, stone, lumber, open storage of contractor's equipment & supplies	SLU	SLU	Section 7.13.08(a)
Warehousing & wholesale establishments when conducted within buildings or within a completely obscured yard area	P	P	—
Warehousing & wholesale establishments, & trucking facilities	P	P	—
Incineration of garbage or refuse when conducted within an approved & enclosed incinerator plant	SLU	—	—
Junk yards & places for the dismantling, wrecking & disposing of the junk and/or refuse material	SLU	—	Section 7.13.08(e)
Warehouse, storage & transfer and electric & gas service buildings & yards, water supply & sewage disposal plants, water & gas tank holders, heating & electric power generating plants, & all necessary related uses.	P	P	—
Railroad transfer & storage tracks, railroad rights-of-way & freight terminals	P	P	—
Manufacturing, Testing and Assembly Uses			
Laboratories - experimental, film or testing	P	P	—
Lumber & planing mills when completely enclosed	SLU	SLU	Section 7.13.08(f)
Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris or any other potentially noxious material	SLU	SLU	Section 7.13.08(g)
Manufacture of musical instruments, toys, novelties, metal or rubber stamps, small molded rubber products, pottery & figurines or other similar ceramic products (using kilns fired only by electricity or gas), electronic instruments & devices, or similar products	P	P	—
Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood & yarns	P	P	—
Manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware & cutlery; tool, die, gauge & machine shops	P	P	—

Use	I-1	I-2	Additional Requirements
Manufacturing & repair of electric or neon signs, light sheet metal products, including heating & ventilating equipment, cornices, eaves & similar items	P	P	—
Metal plating, buffing & polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances	SLU	SLU	—
Production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products that are not injurious to the occupants of adjacent premises by reasons of the emission or creation of noise, vibration, smoke, dust & other particulate matter, toxic & noxious materials, odors, fire or explosive hazards, or glare or heat	P	P	—
Uses permitted in General Business Districts when such uses are for the convenience of persons in the I-1 Industrial District, subject to the regulations applicable to such uses	SLU	—	—
Restaurants			
Restaurants located within a building occupied by another use(s) allowed by this ordinance and not including any service of a drive-in or open front store	SLU	SLU	—
Retail Uses			
Construction contractors establishment	P	P	—
Accessory & Similar Uses			
Outdoor Storage, when accessory to a principal use	SLU	SLU	Section 7.13.08(b)
Accessory building & uses, customarily incident to any of the above permitted uses	P	P	—
Other uses similar to the above uses	SLU	SLU	Section 7.13.11
Wireless telecommunications antenna	P	P	Section 7.13.10(d)
Wireless telecommunications tower	P	P	Section 7.13.10(e)
Other Temporary Uses	P/ SLU	P/ SLU	Section 7.13.10(c)

7.08.03 Area, Height, and Placement Requirements

All lots and buildings shall meet the following dimensional requirements:

Table 7.08.2: Industrial Districts Schedule of Uses Area, Height, and Placement Requirements

Zoning District	Min. Lot		Max. Building Height	Min. Setbacks(ft.) (4,5)			
	Area (sq. ft.)	Width (ft.)(1)	Feet (2)	Front (3)	Side Yards (6)		Rear (7)
					Least 1	Total 2	
I-1	---	---	--	40	10	20	10
I-2	---	---	40	50	10	20	10

(a) **Footnotes to Schedule of Area, Height, and Placement Requirements**

- (1) **Depth to Width Ratio.** All lots created after the adoption date of this ordinance shall have a lot depth not more than four (4) times its width, as measured at the front lot line.

- (2) **Building Height.** Exceptions to building height shall be as provided for in *Section 7.14.03(a) Height Limit.*
- (3) Off-street parking for visitors, over and above the number of spaces required under *Article 7.16 Off-Street Parking, Loading, Access and Circulation Requirements* may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line.
- (4) **Natural Features Setback.** All structures shall be set back at least twenty-five (25) feet from all natural features such as drains, regulated wetlands, natural ponds, lakes and streams.
- (5) A setback and screening buffer as listed in Table 7.15.1 is required when a rear or side lot line is adjacent to different zoning district or use.
- (6) Off-street parking shall be permitted in a required side yard setback unless a greenbelt and buffer are required per Table 7.15.1.
- (7) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.

7.08.04 Performance Standards

Any use established in the I-1 or I-2 District shall be operated so as to comply with the following performance standards:

- (a) **Noise.** Maximum permissible sound-pressure levels at the lot line, or any point beyond, for noise radiating continuously from a facility between the hours of 10:00 p.m. and 7:00 a.m. shall be in accordance with the following table:

Table 7.08.3: Maximum Sound Pressure Levels (2)

Frequency Band Cycles Per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm (1)
20-75	-69
75-150	-54
150-300	-47
300-600	-41
600-1,200	-37
1,200-2,400	-34
2,400-4,800	-31
4,800-10,000	-28

- (1) If the sound is not smooth or continuous and is not radiated between the hours of 10:00 p.m. and 7:00 a.m., one (1) or more of the corrections listed in the table below shall be added or subtracted from each of the decibel levels given above.
- (2) Sound level pressures shall be taken along the property line of the affected property using a sound level meter of standard design and properly calibrated.

Table 7.08.4: Noise Corrections

Correction in Type of Operation or Character of Noise	Decibels
Daytime operation only	Plus 5*
Noise source operates less than 20% of any one hour period	Plus 5*
Noise source operates less than 5% of any one hour period	Plus 10*
Noise source operates less than 1% of any one hour period	Plus 15*
Noise of impulsive character (hammering, etc.)	Minus 5*
Noise of periodic character (hum, screeching, etc.)	Minus 5*
*Apply ONE of the corrections ONLY	

- (b) **Toxic Gases.** Industrial uses shall emit no noxious, toxic or corrosive fumes or gases, in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury to property or business.
- (c) **Heat and Glare**
 - (1) Industrial uses shall not carry on any operation that would produce heat or glare beyond the boundary line of the Industrial District.
 - (2) Industrial uses shall not use industrial lighting in a manner that produces glare on public highways and/or neighboring property.
- (d) **Wastes.** Disposal of all wastes shall comply with the City of Lapeer Ordinances and any amendments thereto.
- (e) **Vibration.** Physical vibration produced to the extent of being a detriment to general health, safety and general welfare at or beyond property lot lines shall be prohibited.