

ARTICLE 7.12 - I-1 INDUSTRIAL DISTRICTS

A. INTENT:

The I-1 Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses and industrial operations. 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. PRINCIPAL USES PERMITTED:

1. In an Industrial District, no land or building shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance and subject further to all requirements of Section D, REQUIRED CONDITIONS.
2. Any of the following uses when conducted wholly within a completely enclosed building, or within a designated area enclosed on all sides with a six (6) foot fence or solid wall:
 - a. Warehousing and wholesale establishments, and trucking facilities.
 - b. The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops.
 - c. The 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 and yarns.
 - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - g. Laboratories - experimental, film or testing.

- h. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - i. Warehouse, storage and transfer and electric and gas service buildings and yards. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Heating and electric power generating plants, and all necessary uses. Railroad rights-of-way and freight terminals.
 - j. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which shall conform with the standards set forth in D. REQUIRED CONDITIONS, and which shall not be injurious to the occupants of adjacent premises by reasons of the emission or creation of noise, vibration, smoke, dust and other particulate matter, toxic and noxious materials, odors, fire or explosive hazards, or glare or heat.
 - k. Storage facilities for building materials, sand, gravel, stone, lumber, open storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential, Business, or Office Districts, and on any front yard abutting a public thoroughfare. In an I-1 District, the extent of such fence or wall may be determined by the Board of Appeals on the basis of usage. Such fence or wall shall not be less than six (6) feet in height, and may, depending on land usage, be required to be eight (8) feet in height.
 - l. Mini-warehouses and storage buildings for lease to the public including the office and residence of a caretaker.
3. All public utilities, including buildings, necessary structures, storage yards and other related uses.
 4. Non-accessory signs shall be permitted in accordance with the requirements set forth in 7.17, J.
 5. Accessory buildings, caretaker homes and uses customarily incident to any of the above permitted uses.
 6. Other uses of a similar character subject to such conditions, requirements and safeguards as set forth in 7.12, D.

C. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses may be permitted by the Planning Commission subject to the conditions therein imposed for each use including the review and approval of the site plan by the Planning Commission, and subject further to public notification and hearing held in accord with ARTICLE 7.18, Section I:

1. 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.
2. Major auto repair shops when completely enclosed.
3. Lumber and planing mills when completely enclosed and when located so that no property line shall form the exterior boundary of the I-1 District which abuts a Residential District.
4. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.
5. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
6. Any of the following uses provided that they shall be located not less than four hundred (400) feet distant from any Residential District:
 - a. Blast furnaces, steel furnaces, blooming or rolling mills.
 - b. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris.
 - c. Smelting of copper, iron or zinc ore.
7. Junk yards and places so-called for the dismantling, wrecking and disposing of the junk and/or refuse material of agricultural and automotive vehicles may be granted.

Permits or licenses for one (1) year periods upon authorized inspection and approval of the Building Inspector, whose approval shall be based on the performance standards set forth in 7.12, D of this Ordinance, provided such use is not closer than three hundred (300) feet from the border of any I-1 District.
8. Commercial dog kennels, provided such location does not abut any area zoned for residential purposes and subject further to all health standards of the City.
9. Non-accessory signs shall be permitted in accordance with the requirements as set forth in 7.17, J of this Ordinance.
10. Other uses, which in the determination of the Planning Commission are of a similar character to the above uses, and subject to other requirements of this Ordinance.
11. Accessory buildings and uses customarily incident to any of the above permitted uses.

D. REQUIRED CONDITIONS:

Any use established in the I-1 or in any other district after the effective date of this Ordinance shall be operated so as to comply with the following performance standards:

1. 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.

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

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 or more of the corrections in TABLE 1 below shall be added or subtracted from each of the decibel levels given above.

TABLE 1

TYPE OF OPERATION OR CHARACTER OF NOISE	CORRECTION IN 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.

2. 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.
3. HEAT AND GLARE -
 - a. No industrial use shall carry on any operation that would produce heat or glare beyond the boundary line of the Industrial District.
 - b. No industrial use shall use industrial lighting in a manner that produces glare on public highways and/or neighboring property.
4. WASTES - Disposal of all wastes shall comply with the City of Lapeer Ordinances and any amendments thereto.

E. AREA AND BULK REQUIREMENTS:

See 7.15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings and the minimum size of lot by permitted land use.