

ARTICLE 14.00

I-2, GENERAL INDUSTRIAL DISTRICT

Section 14.01 Statement of Intent

The intent of the I-2, General Industrial District is to provide areas of the Township to accommodate the manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, which have the potential for emitting obnoxious odors, generating heavy truck traffic, producing noises, display bright light, and other external physical effects which may impact the surrounding areas. It is further the intent of this District to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared materials.

Section 14.02 Permitted Uses And Structures

In all General Industrial Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used, in whole or in part, except for one or more of the following permitted uses or structures:

- A. Essential service buildings and necessary structures, storage yards and other related uses. (Subject to Section 17.02.O)
- B. Assembly or Manufacturing
- C. Truck tractor and trailer sales, rental, and repair. (Subject to Section 17.02.F)
- D. Marinas and boat liveries and ancillary uses. (Subject to Section 17.02.FF)
- E. Metal plating, buffing, and polishing.
- F. Truck terminals.
- G. Major auto engine and body repair, and undercoating shops. (Subject to Section 17.02F)
- H. Food processing plants.
- I. Extractive uses such as sand and gravel mining, and other similar excavation processes
- J. Asphalt, transit mix or concrete plant. (Subject to Section 17.02.D)
- K. Machine Shops: metal and plastic molding and extrusion shops; millwork lumber and planning mills; painting and sheet metal shops; and welding shops.
- L. Heating and electric power generating plants.
- M. Grain elevators.

- N. Open Storage: All storage of building, contracting, or plumbing materials, sand, gravel, stone, lumber, equipment, and other supplies. (Subject to Section 17.01W)
- O. Research and development facility
- P. Vocational schools and other types of technical training facilities.
- Q. Computer programming, data processing, and other computer related services.
- R. Warehousing and wholesale establishments.
- S. Business services
- T. Commercial greenhouses with sales permitted only as an accessory use comprising no more than ten (10) percent of the total floor and growing areas.
- U. Lumberyards and millworks, woodworking and machinery provided any mills are completely enclosed.
- V. Municipal uses such as water treatment plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses including outdoor storage.
- W. Offices, professional or corporate offices clearly incidental to or within a quarter (1/4) mile of a principal industrial permitted use.
- X. Radio and television studios.
- Y. Quarters for security or emergency personnel.
- Z. Kennels, commercial and private.(Subject to Section 17.02.V)
- AA. Gun ranges, indoor (Subject to Section 17.02 AA)
- BB. Leasing and rental of recreational, landscaping, or moving equipment, including, but not limited to boats, canoes, jet skis, tillers, trucks, vans, and trailers. (Subject to Section 17.02.E)
- CC. Self-Storage facilities. (Subject to Section 17.02.W)
- DD. Bowling alleys, indoor ice and roller skate rinks, racquetball, and tennis courts, and similar types of indoor recreation uses. (Subject to Section 17.02 AA)
- EE. Outdoor recreation uses, including tennis and archery courts, miniature golf courses and golf driving ranges, children's amusement park and similar types of outdoor recreation uses. (Subject to Section 17.02 AA)
- FF. Vehicle wash establishment, vehicle repair garages, undercoating, and painting service stations, new vehicle dealership and used vehicle sales. (Subject to Section 17.02.G,E,F)
- GG. Exhibition halls and stadiums. (Subject to Section 17.02 AA)

- HH. Building contractor offices and supply yards.
- II. Veterinary hospitals and clinics. (Subject to Section 17.02.EE)
- JJ. Mobile/Modular home sales.
- KK. Recreational Vehicle sales or service. (Subject to Section 17.02.E,F)
- LL. Outdoor display and sales
- MM. Growing products and foodstuffs.
- NN. Other assembly, manufacturing or commercial uses or a similar nature to the above when located and arranged according to a plan providing for conditions in harmony with the District and allowed by the Planning Commission.
- OO. Marijuana Grower: Class A, Class B, and Class C
- PP. Marijuana Processor
- QQ. Marijuana Provisioning Center
- RR. Marijuana Safety Compliance Facility
- SS. Marijuana Secure Transporter
- TT. Marijuana Microbusiness
- UU. Marijuana Retailer

Section 14.03 Uses Permitted By Special Approval

- A. Any of the following production or manufacturing uses (not including storage of finished products) provided that they are located on a lot or parcel the boundary of which is not less than eight hundred (800) feet distant from the nearest lot line of any lot or parcel zoned for residential use. The buildings, structures and storage areas of such uses shall be located not less than three hundred (300) feet from the nearest lot line of any other lot or parcel.
 - 1. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.
 - 2. Blast furnace, steel furnace, blooming or rolling mill.
 - 3. Manufacture of corrosive acid or alkali, cement, lime, or gypsum.
 - 4. Petroleum or other flammable liquids, production, refining or storage. (Subject to Section 17.02 AA)

5. Manufacturing and assembly; heavy stamping including processing of raw materials into finished products.
 6. Bottling and packaging plants.
- B. Composting and recycling centers. (Subject to Section 17.02.K)
 - C. Child day care facilities when on the perimeter of the district or affiliated with firms within the district (Subject to Section 17.02 B).
 - D. Urgent care facilities.
 - E. Central dry cleaning plants and laundries, provided that such plants shall not deal directly with consumers at retail.
 - F. Agricultural seed processing, storage, and sales.
 - G. Breweries and distilleries.
 - H. Proving grounds, when directly related to an adjoining business.
 - I. Landfill
 - J. Oil and gas processing plant. (Subject to Section 17.02.Y)
 - K. Foundry
 - L. Smelting of copper, iron or zinc ore.
 - M. Stock yards, slaughterhouses.
 - N. Tire vulcanizing and recapping plants.
 - O. Radio, television, and other communication towers. (Subject to Article 24.00)
 - P. Accessory incinerators.
 - Q. Accessory propane sales.
 - R. Junk yards. (Subject to Section 17.02.U)
 - S. Coal, coke, or fuel yards. (Subject to Section 17.02.J)
 - T. Adult regulated uses. (Subject to Section 17.02.A)
 - U. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.

- V. Domestic Centers.
- W. Conversion or composing of sewage or sludge into a usable or saleable product.
- X. Airport, helipad, small aircraft landing fields. (Subject to Section 17.02.C)
- Y. Marine terminals.
- Z. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings.
- AA. Stone docks.
- BB. Child daycare centers. (Subject to Section 17.02.B)
- CC. Hotels and motels. (Subject to Section 17.02.X)
- DD. Full service restaurants.
- EE. Freezer locker plants and cold storage.
- FF. Domestic Centers
- GG. Single-Family detached dwelling and accessory buildings and use customarily incidental to the same.
- HH. Petroleum and gas storage and distribution facilities.
- II. Adult day care centers. In accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.

Section 14.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. Accessory buildings and structures shall be subject to all other applicable codes and ordinances regarding construction, installation, and operation. Cargo containers are permitted as accessory buildings with the following stipulations:

- A. Cargo containers shall not be stacked above the height of a single container.
- B. Cargo containers shall not be used for any advertising purpose and shall be kept clean of any alpha-numeric or picture signage and writing.
- C. As a condition of placement, cargo containers must be required to be fenced, screened, sided, or painted for consistent aesthetic purposes of the zoned property.

Section 14.05 Development Standards and Requirements

- A. **Site Plan Review**
Site plan review and approval is required for all uses in accordance with Article 18.00.
- B. **Area, Height, Bulk, and Placement Regulations**
Buildings and uses in the I-2, General Industrial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.
- C. **Paved Access**
Vehicle access drives for all development must meet Bay County Road Commission standards.
- D. **Outdoor Storage**
All outdoor storage areas shall be screened from public view from off-site with screening in accordance with Article 19.00,
- E. **Other Provisions**
All applicable provisions of this Zoning Ordinance shall be complied with.