

ARTICLE XIX

IND INDUSTRIAL DISTRICT

PURPOSE

To provide districts for industrial or scientific research, wholesale and service uses and for the manufacturing, compounding, processing, assembling and/or treatment of finished or semi-finished products from previously prepared materials. It is the intent of this Article that industrial districts be located in areas located adjacent to, and served by, major thoroughfares and/or railroad tracks. The regulations of this district are intended to protect nearby districts from hazards, noise and other radiated disturbances.

SEC. 19.1 PRINCIPAL PERMITTED USES

No building or land 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.

1. Wholesale and warehousing businesses, storage buildings, resale shops, commercial laundries, cleaning establishments and frozen food lockers.
2. The manufacture, assembly, compounding, processing, packaging, treatment or testing of products; such as bakery goods, candy, soap (cold mix only), cosmetics, pharmaceutical, toiletries, dairy and food products, hardware and cutlery. The manufacturing, processing and assembling from basic raw materials shall be prohibited.
3. Tool, die, gauge and machine shops.
4. The manufacture, assembly, compounding, processing, packaging, treatment or testing of articles of merchandise from the following previously prepared materials which have been manufactured elsewhere: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals, or stones, sheet metal (excluding large stampings such as automobile body panels), ferrous and non-ferrous metals (excluding large castings and fabrications), shell, textiles, tobacco, wax, wire, yarn, wood (excluding saw and planing mills) and paint (not employing boiling process).
5. Research, testing, laboratory and office uses related to permitted industrial operations.
6. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
7. Manufacture of musical instruments, toys, novelties and metal or rubber or other small molded rubber products (not including pneumatic tires).

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8. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
9. Laboratories--experimental, film or testing.
10. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet, irrespective of the yard requirements of the district in which it is located, and two (2) side yards and a rear yard setback of not less than twenty-five (25) feet in width each.
11. Research and industrial parks, subject to the following:
 - (a) The research and industrial park shall be platted as an industrial subdivision, or as a condominium or “site condominium” subdivision.
 - (b) The requirements of Article 20, Schedule of Regulations, for IND Industrial Districts shall be modified as follows:

AREA, LOT AND YARD REQUIREMENTS FOR INDUSTRIAL PARKS	
Minimum Lot Area	20,000 sq.ft.
Minimum Lot Frontage	100 ft.
Minimum Front Yard Depth	40 ft.
Minimum Side Yard Width, Each Side	25 ft.
Minimum Side Yard Adjacent to Residential	50 ft.
Minimum Side Yard Adjacent to a Street	40 ft.
Minimum Rear Yard	40 ft.
Minimum Rear Yard Adjacent Residential	50 ft.
Maximum Height	35 ft.
Maximum Percent Lot Coverage	50%

- (c) Height Exceptions. The height of a building may be increased one (1) foot for each one (1) foot by which its setback is in excess of the required yard setbacks, up to a maximum height of forty-five (45) feet.
- (d) Landscaping. All setback areas shall be landscaped with lawns, trees, shrubs and/or other plantings, and may include reflecting pools, retaining walls and other landscape construction harmonious with the overall landscape scheme.
- (e) Parking and Loading. Parking and loading areas may be located in side and rear setback areas, but shall be prohibited within the front yard setback. Parking and loading areas shall be screened in compliance with Article 26 of this Ordinance.

Parking provided in a side yard setback adjacent to a street shall be provided with a ten (10) foot landscaped greenbelt, adjacent to that street. On a corner lot, one of the front yards may be designated a side yard. Parking and loading areas shall be screened in compliance with Article 26 of this Ordinance.

12. Accessory structures and uses customarily incidental to the above permitted uses, excluding outdoor storage.

SEC. 19.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Wireless communication facilities as provided for in Section 28.11.
2. Child care centers, subject to the standards of Section 28.64.
3. Indoor and outdoor recreational and sports facilities, recreation centers and sports plazas including but not limited to, bowling alleys; pool and billiard halls; roller skating, hockey and ice skating rinks; squash, handball, paddleball, racquetball, tennis and basketball courts; indoor golf and skiing; and subject to the following;
 - (a) Accessory recreational and sport equipment sales, rentals and services, restaurants and snack bars, and health clubs and spas, shall be permitted as accessory uses, provided that such accessory uses are necessary, ancillary and an integral part of the principal use.
 - (b) Such uses shall abut a major thoroughfare.
 - (c) Outdoor golf, outdoor golf driving ranges and outdoor skiing are prohibited.
 - (d) Outdoor recreational, training and sports facilities shall be screened from adjacent properties and street rights-of-way in accordance with Section 26.11, Methods of Screening.
4. Railroad running and lead tracks, but not including a classification or transfer yard.
5. Commercial television, radio and microwave transmission towers, and public utility television transmitting towers and their attendant facilities, provided that the distance from the base of the tower to all property lines shall be not less than one and one-half (1½) times the tower height.
6. Metal plating, buffing and polishing, subject to appropriate measures to prevent noxious or nuisance conditions.

7. Outdoor storage of materials, not including salvage yards and storage of automobiles, subject to the following:
 - (a) Outdoor storage of used rags, waste paper or other combustible materials shall be prohibited. Storage of such materials shall be limited to an enclosed masonry building of four (4) hour fire construction located a minimum of one hundred (100) feet from all property lines.
 - (b) Outdoor storage shall be located within an area enclosed within an six (6) to eight (8) foot high obscuring wall or berm set back a minimum of twenty-five (25) feet from the street setback line. The wall or berm may be located on the property line where the side and/or rear yard does not abut a street. In all of the aforementioned cases, the combined use of a wall and a berm shall be permitted. When the area abuts a street, an eight (8) foot wide planting strip shall be provided located on the street side of the wall or berm. The planting strip shall consist of a minimum of one (1) deciduous shade tree for every forty (40) lineal feet of wall or berm and flowering trees and shrubs which will visually break up the area.
 - (c) Stored materials shall not be piled to a height of more than eight (8) feet.
 - (d) A roadway shall be paved, graded and maintained from the street to the rear of the property, to permit free access to fire trucks at all times.
 - (e) Waste materials shall be kept in neatly stored containers screened from public view, and shall be removed and emptied periodically. No wastes shall be piled on open ground.
 - (f) Within the intent of this Section, the Planning Commission may approve alternatives as it deems necessary to accommodate peculiar circumstances or unforeseen problems and to carry out the spirit and intent of this Article.

8. Salvage yards and the storage of new or used automobiles or automobiles as bonded under local county or state law or by order of judgment of any competent court of jurisdiction, subject to the following:
 - (a) The yard area shall be so located in the interior of the district so that No property line of the salvage yard or storage area shall form the exterior boundary of the IND District.
 - (b) The yard area shall be located next to a railroad right-of-way, and siding facilities shall be provided so all salvaged products can be shipped by rail.
 - (c) The yard area shall be completely enclosed with an eight (8) foot masonry wall or obscuring fence, (driveway openings excepted), set back a minimum of twenty-

five (25) feet from the street setback line. The wall or fence may be located on the property line where the yard does not abut a street. Such areas shall also be planted on the street side of the wall or obscuring fence. The planting strip shall consist of a minimum of one (1) deciduous shade tree for every forty (40) lineal feet of fence or wall and flowering trees and shrubs which will visually break up the area. Plastic and/or other stripping intertwined or otherwise attached to cyclone fencing shall be prohibited.

- (d) The burning of tires, oil wastes or other waste products shall not be permitted in conjunction with any salvage operations.
 - (e) Customer and employee parking, loading and unloading shall be provided within the enclosure wall or obscuring fence. Gates shall be designed in a manner which will obscure objectionable views.
 - (f) Within the intent of this Section, the Planning Commission may approve alternatives as it deems necessary to accommodate peculiar circumstances or unforeseen problems while still achieving the spirit and intent of this subsection of the Ordinance.
9. Storage of trucks, trailer coaches, campers, buses, mobile homes and recreation vehicles, subject to the following:
- (a) All stored vehicles shall be duly licensed pursuant to the applicable statute, and shall not be wrecked, disabled, abandoned, worn out, junked or incapable of movement.
 - (b) Storage of parts, assemblies and other materials shall be prohibited in the area encompassed by this special land use, including those materials specified in subparagraphs 7 and 8 above.
 - (c) The yard area shall be enclosed by a six (6) foot to eight (8) foot high fence with gates to permit usual and normal access to the abutting street.
 - (d) Where the storage area abuts a public street, the enclosure fence shall be set back in compliance with the required yard setback for the district and an eight (8) foot planting strip shall be established on the street side of the fence. The planting strip shall consist of a minimum of one (1) deciduous shade tree for every forty (40) lineal feet of fence and flowering trees and shrubs which will visually break up the area.
10. Large scale institutional uses, including large scale churches subject to the conditions and regulations of Section 28.63, and limited to the following uses and conditions:
- (a) Churches, subject to the following conditions:

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- 1) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - 2) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - 3) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
- (b) Municipal facilities
11. Natural gas or oil processing facilities, including but not limited to “sweetening” plants, subject to all of the conditions and requirements of Section 28.12. Oil or petroleum refineries as defined in this Ordinance are specifically prohibited.
 12. Outdoor training facilities accessory to a principal permitted use. Outdoor activities shall be subject to the standards of the permitted use, particularly for the screening requirements of Article 26.
 13. Outdoor theaters, subject to the following:
 - (a) The lot or parcel shall be located so that at least one (1) property line abuts a paved primary road, as classified in the Township Master Plan. All vehicular access to the facility shall be directly from the paved primary road(s).
 - (b) A minimum of two (2) ticket gates shall be provided. Each ticket gate shall have a separate entrance lane, and sufficient internal vehicle stacking spaces shall be provided for vehicles waiting to enter the theater, to avoid back-up onto any public road right-of-way.
 - (c) No theater screen shall be closer than 500 feet to any residential zoning district. Any theater screen(s) shall be located, designed and constructed so that it will not be visible from any adjacent public road or residential zoning district.
 14. Any other research, office, testing, manufacturing, wholesale service or commercial use that, in the determination of the Planning Commission, will:
 - (a) Be consistent with the purpose of this Article, and
 - (b) Not impair the present or potential use of adjacent properties. When considering other uses the Planning Commission shall review the nature, function and

proposed location of the use to ensure it will not conflict with permitted industrial uses.

SEC. 19.3 USES SPECIFICALLY PROHIBITED

No building or land shall be used and no building shall be erected for one or more of the following specified uses:

1. Manufacturing development activities which create unusual dangers from fire, explosion, toxic or noxious matter, radiation and other or similar hazards.
2. Any use which causes noxious, offensive, unhealthful or harmful odors, fumes, dust, smoke, light, wastes, noises or vibrations.
3. Machines or operations which cannot comply with Section 28.5, Environmental Performance Requirements.
4. New dwellings or conversion of existing dwellings to additional dwelling units.
5. Schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted principal use or where expressly permitted herein.
6. The use of trailers, as portable dwellings, either singly or in mobile home or trailer parks.
7. Any of the following principal uses, or any principal use which is of like character:
 - (a) Corrosive acid manufacturing, cement, lime, gypsum or plaster manufacturing.
 - (b) Distillation of bone, coal, tar, petroleum refuse, grain or wood.
 - (c) Explosive manufacture or storage.
 - (d) Fertilizer manufacturing, compost or storage.
 - (e) Garbage, offal, dead animals, refuse, rancid fats, incinerator, glue manufacturing, size or gelatin manufacturing where the processes include the refining or recovery of products from animal refuse or offal.
 - (f) Livestock feeding yards.
 - (g) Mobile home or trailer parks.
 - (h) Motels.
 - (i) Petroleum or asphalt refining, mixing or manufacturing.
 - (j) Slaughtering of animals, stock yards.

- (k) Smelting or refining of metals from ore.
 - (l) Steam and board hammers and forging presses.
 - (m) Storage, curing and tanning of raw, green or salted hides or skins.
 - (n) Sulphurous, sulfuric, nitric picric, carboic or hydrochloric or other corrosive-acid manufacturing.
8. No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law. (Added 3/14/10)

SEC. 19.4 DEVELOPMENT REQUIREMENTS

All principal permitted uses and special land uses shall comply with all applicable provisions of the Zoning Ordinance, including, but not limited to the following:

1. Site plan and development approval for all uses as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses as specified in Article 24 of this Ordinance.
3. Off-street loading and unloading for all uses as specified in Article 24 of this Ordinance.
4. Landscaping, screening and land use buffers for all uses as specified in Article 26 of this Ordinance.
5. Signs for all uses as specified in Article 25 of this Ordinance, except that pole signs shall not be permitted. Ground signs shall be of a monument type with a base constructed predominately of masonry as approved by the Planning Commission.
6. Special Provisions, as specified in Article 28 of this Ordinance.
7. Height, area, lot coverage and yard regulations as specified in Article 20 of this Ordinance.
8. The following specific requirements shall apply within an IND Industrial District:
 - (a) Each use shall be conducted wholly within a completely enclosed building, unless otherwise permitted by this Article.
 - (b) Machines Permitted. All machines are permitted when installed and operated so as not to allow a noise, odor, fumes, dust, smoke, glare or radioactive material exceeding the limits set by Section 28.5, Environmental Performance Standards. In no case shall such impacts be detectable from districts in which residence occupancy is permitted within the Charter Township of Plymouth.

- (c) Environmental Performance Requirements. Compliance with Section 28.5, Environmental Performance Requirements, is required for all uses.
- (d) The use of flammable gas, enameling and paint spraying operations when incidental to the principal operation. Such operations shall be completely contained within a masonry building of four (4) hour fire construction.
- (e) Source of Power. Power for any manufacturing or heating process or activity shall be derived only from electrical energy, smokeless fuels, such as gas or oil, smokeless solid fuels containing less than twenty (20) percent of the volatile content on a dry basis, or bituminous coal fired by mechanical equipment.
- (f) Yard Grading and Drainage as specified in Section 28.15 of this Ordinance:
- (g) All buildings shall be readily accessible by fire and emergency vehicles, and shall comply with the Township Fire Prevention Ordinance.
- (h) Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
- (i) Exterior lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting.
- (j) The method of trash removal shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles are proposed, they shall be screened in a manner acceptable to the Planning Commission subject to the requirements of Section 28.9, Waste Receptacles.
- (k) Building Design Standards.
 - 1) All exterior building facades shall be of the same finish material as the front facade of the main building, and all materials used shall be recognized as finished materials (standard concrete or cinder block shall not be permitted). The exterior finish and scale of the buildings shall be harmonious with the surrounding area and natural environment.
 - 2) Elevators, stairways, tanks, heating and air conditioning equipment, vents, ducts, pipes and other similar apparatus shall be screened from view from off-site by a penthouse or structure equal in height to the height of the equipment being screened. The outside finish materials shall be the same as or complimentary to the building facade finish materials to which it is attached. Buildings shall further comply with Section 28.14, Building Design Standards. The Planning Commission may modify this requirement at site plan review.
- (l) Fencing. All fencing and/or screening walls required and approved by the Planning Commission as part of site plan approval shall be permitted. In an IND Industrial District fencing shall be considered a structure enclosing a piece of land or separating contiguous land either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of

unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:

- 1) **Permit Required:** In the IND Industrial District it shall be unlawful for any person to build, repair or relocate a protective or security fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and Code Enforcement.
 - 2) **Maximum Height:** The maximum height of a protective or security fence shall be six (6) feet.
 - 3) **Material:** Fences shall not be constructed of old or used material unless such material shall be reasonable sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of, or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall be an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of applicable requirements of the State Construction Code enforced by the Township. Plastic or other type of strips intertwined in cyclones fencing shall be prohibited.
 - 4) **Placement:** No fence shall be built closer to the street than the front setback line applicable to the premises pursuant to the Article 20 Schedule of Regulations, provided no fence shall be built closer to the street than the established front building line along said street or in front of the building closest to the street on the fenced premises.
 - 5) The Planning Commission may, at its discretion, permit alternative fence placements, heights or materials in keeping with the spirit and intent of this Ordinance and deemed necessary to provide adequate protection for the abutting properties.
- (m) Sites developed with frontage on a road right-of-way shared in common with an industrial park within 800 feet or on the same block developed under Section 19.1.11 may provide front setbacks as allowed by Section 19.1.11(b).