

**ARTICLE 17
PID-PLANNED INDUSTRIAL DISTRICT**

Updated 5-4-13

The purpose of this zone is to provide suitable areas for the exclusive development of industrial, service, technical research and related business office uses in an industrial park context, in conjunction with stringent standards of building design, noise, landscaping, and performance.

Sec. 17.01 PURPOSE AND INTENT.

The manufacturing zone is intended to provide areas suitable for the development and protection of restricted manufacturing uses and activities whose operations are conducted on a high level of site development and operational performance. Uses are to be confined to those administrative, wholesaling, scientific research offices and laboratories, warehousing and manufacturing activities and heavy industry, including certain accessory facilities that are necessary to serve the employees of uses located in the zone. Regulations are intended to provide specific development and operational standards which will assure a quality industrial environment, enhance views from major transportation routes and assure a harmonious and compatible relationship with surrounding or abutting residential zones.

In order to avoid reduction of the Township industrial base and to protect industrial land and improvements from encroaching upon incompatible uses or uses more properly suited to other districts, residential and

commercial uses are not be permitted in the manufacturing zone.

Sec. 17.02 SITE PLAN REVIEW REQUIREMENT.

All new buildings, structures, or additions to existing structures shall require site plan review by the Planning Commission. Upon application for site plan review the applicant shall provide the following:

- A. A site plan as provided in Article 24.
- B. Description of the proposed industrial operation shall be submitted in sufficient detail to describe fully the nature and extent of the proposed use, including plans describing the proposed treatment of noise, air pollution, sewage and industrial waste.

Sec. 17.03 APPEARANCE.

In granting site plan review approval, the commission may require certain designs, textures, colors or architectural treatments for any building or structures, which in its judgment produce a harmonious, pleasing and desirable appearance.

Sec. 17.04 PERMITTED USES.

The description of permitted uses is illustrative of the types of uses which shall be permitted in the planned industrial district. Uses listed which do not reasonably

comply with the performance standards of this zone shall not be permitted.

All uses and activities, except for agricultural crops, shall be within an enclosed building, unless otherwise approved in a special use permit.

A. Land and/or buildings in the PID may be used for the following purposes only:

1. Agricultural, limited to growing of crops.
2. Printing and publishing facilities.
3. Research and development, experimental or developmental laboratories, or computer services.
4. Warehousing and distribution facilities, including mini-warehouses, for the storage of goods or products. Those goods or products which are hazardous, toxic or obnoxious, shall be prohibited.

B. The following uses are permitted if the facilities do not exceed 20,000 square feet in gross floor area. If the facilities exceed 20,000 square feet in gross floor area, the use may be authorized by the planning commission, subject to the procedures and standards established in Article 20 of this ordinance.

1. Any use permitted in the I-1 zone.
2. Manufacturing or fabrication of products, components, devices, equipment, systems and parts, such as the following:

Ceramic products (not including bricks, building drain or tile).
Communication transmission and reception equipment.
Control equipment and systems.
Data processing equipment and systems.
Electrical appliances.
Electronic instruments, devices and components.
Glass molding, edging, beveling and silvering.
Graphics and art equipment.
Jewelry, including products from precious or semi-precious stones or metals.
Medical or dental equipment.
Metering instruments.
Optical devices, equipment and systems.
Photographic equipment systems.
Furniture assembly and/or manufacturing.
Processing and packaging of agricultural products, including rendering or refining of fats and oils.

3. Precision machine shops for producing parts, accessories, assemblies or components; precision machine shops for manufacturing, processing, assembling and packaging of products such as:

Business machine equipment.
Home appliances.
Measurement and control devices.
Phonograph records and pre-recorded audiovisual tape.
Radio and television equipment.
Scientific, optical, medical and dental products.
Sound equipment and supplies, accessories and products of similar character.

- 4. Product assembly plant. Production facilities primarily engaged in final or partial assembling or packaging of pre-manufactured, treated or fabricated components, materials or products.
- 5. Public service uses, such as electrical distribution substations, telephone exchanges or communications buildings, post offices, fire and police stations, local water and natural gas service facilities, and broadcasting studios. Radio, television and microwave transmission towers shall not be permitted.
- 6. Other similar uses which the planning commission finds are consistent with the purposes and intent of this zone.

Sec. 17.05 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established for special use permits in article 20 of this ordinance:

- A. Composting, recycling (including tires), processing of junk, waste, discarded or salvaged materials, machinery, or equipment, including the repair, wrecking, disassembling or dismantling of used motor vehicles or trailers and the storage or sale of dismantled obsolete or wrecked vehicles, appliances or their parts, provided such use is conducted within a completed closed building.

- B. In general, any use which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, or any other use not allowed in any other zone.

Sec. 17.06. CHANGE OR MINOR EXPANSION OF EXISTING USE.

- A. Any change of an existing use to a listed permitted use in the I-1 zone, which is to be located in an existing structure, may be approved by the planning commission after the use has been reviewed and determined to be compatible. All uses shall be subject to the performance standards of this division.
- B. Minor expansion (less than twenty-five (25) percent) of an existing structure or minor modification of a legally established use whose expanded or altered sphere of activity may include uses or operations normally considered light manufacturing or heavy manufacturing types of uses or operations, may be permitted provided it is reviewed and approved by the planning commission and the use or operation after expansion or modification meets the performance standards established in this division.

Sec. 17.07 ACCESSORY USES PERMITTED.

The following accessory uses are permitted in the limited manufacturing district:

- A. Administrative, executive or corporate offices which are a part of a

predominant industrial operation, including governmental offices and facilities.

- B. Cafeteria operated in conjunction with a permitted use for the convenience of persons employed on the premises.
- C. Dwelling unit, one per establishment, for security or maintenance personnel and their families, when located on the premises where they are employed in such capacity. No other residential use shall be permitted.
- D. Employee recreation facilities and play areas.
- E. Limited repair operations for products described as permitted uses and commercial sales and service incidental to a permitted use, provided such operations are housed as a part of the building or buildings comprising the basic operation.
- F. Parking, as regulated in Article 21.
- G. Signs, as regulated in Article 22.

Sec. 17.08 PROHIBITED USES.

The following uses are expressly prohibited in the limited manufacturing zone:

- A. Commercial retail uses, except within Industrial Service Centers.
- B. Multiple-family dwellings and motels.
- C. Single-family dwellings, except as provided in Sec. 17.07.C.

Sec. 17.09 INDUSTRIAL SERVICE CENTERS.

- A. **Purpose.** There may be a need for limited commercial services (industrial service centers) within existing or proposed industrial areas. These services are to meet the daily needs of industrial employees within their work area in the restricted amount of time available during the journey to work, breaks or lunch periods.
- B. **Location and size.** Locational criteria for establishing industrial service centers are as follows:
 1. Such centers shall not be located within one-half (1/2) mile of existing commercial services;
 2. An industrial service center shall be located to provide convenient access for employees from all portions of the industrial area which it is proposed to serve; and
 3. An industrial service center shall be a minimum of one and a maximum of five (5) acres in size. The total area of all industrial service centers in an industrial area shall not exceed five (5) percent of the designated industrial area unless extenuating circumstances and benefits are shown.
- C. **Findings.** As a prerequisite to granting a special use permit, the planning commission must find that:
 1. The proposed services should assist in meeting the daily needs of employees within their work area;

- 2. The proposed services would be subordinate to the primary purpose of the adjacent industrial zone;
- 3. The proposed commercial uses would not conflict with the commercial service uses of neighboring commercial zones; and
- 4. The proposed location of the industrial service center does have the necessary industrial improvements to support the existence of a center.

Sec. 17.10 DEVELOPMENT STANDARDS - GENERAL.

Development standards are required for the purpose of achieving an orderly arrangement of land, buildings and other structures and providing the necessary amenities for industry, which exhibit attractive and pleasant characteristics. The development standards are designed to achieve compatibility among the variety of operations and activities functioning within the industrial district, create a desirable working environment for the industrial labor force, and effect a harmonious relationship with surrounding non-industrial properties and the community in general.

Sec. 17.11 DEVELOPMENT STANDARD DIVISION OF PROPERTY.

The development of all industrial uses permitted in the PID zone shall take place on legally constituted building sites of record.

Sec. 17.12 DEVELOPMENT STANDARDS – LOT AREA AND WIDTH.

All lots shall be at least one (1) acre in area, exclusive of any public right-of-way. All lots shall be at least one hundred fifty (150) feet wide at the front setback line, except corner lots which shall be at least two hundred (200) feet wide at the front setback line. All lots shall be at least one hundred fifty (150) feet deep, measured at right angles to the front property line.

Sec. 17.13 DEVELOPMENT STANDARDS – BUILDING HEIGHT LIMIT.

All buildings and structures shall be limited to a height of thirty-five (35) feet. If the Planning Commission finds that additional height would not be detrimental to adjacent properties and with the approval of the Township Fire Chief, height limits may be increased to a maximum height of ninety (90) feet if an additional one foot of building setback is provided for each one foot in height that the building exceeds thirty five (35) feet. If only a portion of the building exceeds thirty-five feet, such additional setback need be provided only to that portion of the building exceeding thirty-five feet.

Sec. 17.14 DEVELOPMENT STANDARDS – MINIMUM SETBACK REQUIREMENTS.

A. Front yard setback.

- 1. All buildings or structures on property adjacent to a public road shall have a setback of not less than

twenty-five (25) feet from the edge of the road right of way; or the proposed property line (if further public road dedication is required), whichever is greater, except that this required setback shall be thirty (30) feet when adjacent to a primary street or major arterial street. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is of record as of July 28, 1998 or (ii) any lot included in a proposed plat, building envelope or site in a proposed site condominium, or building site located in any other type of development which is on file with the Township as of July 28, 1998 shall only be required to have a front yard setback of twenty-five (25) feet; and shall not be required to have a front yard setback of thirty (30) feet if on a primary street or major arterial street.

2. Uses permitted in any front yard setback shall be limited to pedestrian walks, vehicular access drives, meter pits, signs and utility manholes.

B. Side yard setback.

1. Side yards on interior property lines shall be not less than the height of the building, except that minimum side yards of fifty (50) feet shall be required whenever a lot or parcel of land in the PID zone abuts a lot or parcel of land in a residential zone

or abuts any alley which separates a PID zone from any residential zone. The side yard adjacent to the public street shall meet the front yard setback requirements.

2. A common building wall with a zero setback may be established by a development plan, which shall provide documentation describing the exchange and recordation of necessary documents to insure adequate access, parking and easements to serve the development.

C. Rear yard setbacks.

1. A rear yard shall be not less than the height of the building, except that a minimum rear yard of fifty (50) feet shall be required whenever a lot or parcel of land in the limited manufacturing zone abuts a lot or parcel in a residential zone or abuts any alley which separates a limited manufacturing zone from any residential zone.

- D. Uses permitted in any required side or rear setback shall be limited to signs, landscaping, parking, loading and recreation.

Sec. 17.15 DEVELOPMENT STANDARDS – MAXIMUM COVERAGE.

The ground floor area of buildings and structures shall not exceed fifty (50) percent of the total area of the premises.

Sec. 17.16 DEVELOPMENT STANDARDS – OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the provisions of Article 21 of this ordinance.

Sec. 17.17 DEVELOPMENT STANDARDS – OFF-STREET LOADING AND UNLOADING.

Off-street loading and unloading areas shall be provided in accordance with the provisions of Article 21 of this ordinance.

Sec. 17.18 DEVELOPMENT STANDARDS – WALLS.

- A. The placement, design and detail of walls shall be included and indicated on any required project plan.
- B. A six-foot solid decorative masonry wall or other type of visual buffering such as landscaping, architectural treatment, or a combination thereof, shall be provided and maintained on the boundary of the PID zone which abuts or is across a public street or alley from a residential zones. Such wall or visual buffering shall be placed in the location shown on the approved project plan to provide the necessary screening from the public right-of-way.

Sec. 17.19 DEVELOPMENT STANDARDS – ACCESS.

Access to property shall typically be provided from dedicated collector streets, to provide access from a major thoroughfare.

A master circulation plan must be submitted and approved in compliance with adopted township policies. Curb cuts to the property shall be a minimum of thirty (30) feet in width, except as otherwise approved by a master circulation plan, and shall be located in conformance with the adopted township curb cut policies.

Sec. 17.20 DEVELOPMENT STANDARDS – LANDSCAPING.

Landscaping shall be provided in accordance with Article 21A herein.

Sec. 17.21 DEVELOPMENT STANDARDS – UNDERGROUND UTILITIES, LIGHTING, TRASH ENCLOSURES, TANKS, TRANSFORMERS, ETC.

All trash enclosures, lighting, utility lines, including, but not limited to, electric, communication, street lighting and cable television, shall be installed in accordance with this code.

Appurtenances and associated equipment, including, but not limited to, tanks, air conditioning units, surface-mounted transformers, pedestal-mounted terminal boxes, meter cabinets and concealed ducts in an underground system, may be placed above ground if approved as part of the project plan and provided that such facilities are adequately screened by landscaping or other means.

Sec. 17.22 PERFORMANCE STANDARDS – GENERAL.

The maximum permitted levels of operational characteristics resulting from

uses of property shall be called performance standards. Continued compliance with the performance standards shall be required of all uses, except as otherwise provided for in these regulations.

Land or buildings shall not be used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; electrical disturbance; glare; liquid or solid refuse or wastes; or other dangerous or objectionable substance, condition, or element in such a manner or such amount as to adversely affect the environment or surrounding community as measured from the property line.

More restrictive performance standards or regulations enacted by an authorized governmental agency having jurisdiction on such matters shall take precedence over the provisions of these regulations.

Sec. 17.23 PERFORMANCE STANDARDS – EXCEPTIONS.

These regulations do not apply to unexpected brief periods where these standards are exceeded based upon a reasonable cause, such as equipment testing, breakdown of equipment, modification or cleaning of equipment, or similar reason, when it is evident that such cause was not reasonably preventable. These regulations shall not apply to the operation of motor vehicles or other transportation equipment unless otherwise specified.

Sec. 17.24 PERFORMANCE STANDARDS – NOISE.

Baffling or muffling devices or other precautionary means shall be employed with processes or operations causing objectionable noise characteristics to prevent objectionable levels when measured at the property line during normal operation.

Sec. 17.25 PERFORMANCE STANDARDS – SMOKE AND PARTICULATES.

Visible emissions of smoke are prohibited if the emissions exceed Ringlemann No. 1 on the Ringlemann Chart of the U.S. Bureau of Mines, except for exhausts emitted by motor vehicles or other transportation facilities. This requirement shall also be applicable to the disposal of trash and waste materials. Windborne dust, dirt, fly ash, airborne solids, sprays and mists (except water vapor) originating from any use will not be permitted.

Sec 17.26 PERFORMANCE STANDARDS – TOXIC OR NOXIOUS MATTER.

The discharge or emission of toxic gases or noxious matter which can cause any damage to health, to animals, vegetation or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use is prohibited.

Sec. 17.27 PERFORMANCE STANDARDS – ODOROUS MATTER.

Operations, processes or products which, during normal operations, emit odors that are detectable at any point beyond the property line from any use are prohibited.

**Sec. 17.28 PERFORMANCE
STANDARDS – GLARE OR HEAT.**

Any operation which produces intense glare or heat shall be conducted only within an enclosed or screened area and in such a manner that the glare or heat emitted will not be discernible from the property line.

**Sec. 17.29 PERFORMANCE
STANDARDS – VIBRATION.**

Every use shall be so conducted so that the vibration generated by the use cannot be detected at the property line without the use of instruments.

**Sec. 17.30 PERFORMANCE
STANDARDS – ELECTRICITY AND
RADIOACTIVITY.**

No activity is permitted which causes electrical disturbances affecting the operation of any equipment located beyond the property line of such activity. In no event shall radioactivity, when measured at each lot line, be in excess of 2.7 X 10.11 microcuries per milliliter of air at any moment of time.

Radio and television transmitters shall be operated at the regularly assigned wave lengths (or within the authorized tolerances thereof) as assigned by the appropriate governmental agency. Subject to such exception, such transmitters shall be suitably wired, shielded and controlled so that in operation they shall not emit any electrical impulses or waves beyond the lot lines which shall adversely affect the operation and control of any domestic household equipment or any other electronic devices and equipment.

**Sec. 17.31 PERFORMANCE
STANDARDS – LIQUID AND SOLID
WASTES.**

Liquid or solid wastes discharged from the premises shall be properly treated prior to discharge so that they do not to contaminate or pollute any watercourse or groundwater supply or interfere with bacterial processes in sewage treatment. Such operations shall comply with authorized governmental health and safety regulations of agencies having jurisdiction over such disposal activities. The disposal or dumping of solid wastes, such as slag, paper or fiber wastes, or other industrial wastes, is not permitted on any premises unless otherwise provided for in these regulations.

**Sec. 17.32 PERFORMANCE
STANDARDS – FIRE AND EXPLOSIVE
HAZARDS.**

All activities involving the use or storage of combustible, flammable or explosive materials shall be conducted in compliance with nationally recognized standards. All buildings or structures in which such activities are conducted shall be equipped with appropriate fire fighting and fire-suppression equipment and devices in compliance with the current edition of the National Fire Protection Association. Burning of waste materials in open fires is prohibited.

**Sec. 17.33 PERFORMANCE
STANDARDS – MECHANICAL
EQUIPMENT.**

Mechanical equipment or electrical equipment shall be completely screened behind a permanent structure or landscaping,

and all rooftop mechanical equipment shall be placed behind a permanent parapet wall or screened from view.

Sec. 17.34 CERTIFICATE OF OCCUPANCY.

Application for a certificate of occupancy shall be made for any new use or expansion of land or buildings permitted in sections 17.04 and 17.05. The township may issue the certificate only after approval of the new buildings and use by the planning commission.

Any subsequent modification, change or changes in the use permitted by a certificate of occupancy shall occur only after the holder of such certificate has obtained an amendment from zoning administrator allowing such change or changes.

A certificate of occupancy for a use of the land in the PID zone may be revoked by the township board after a public hearing, if the board finds that the holder of the certificate has failed to comply with the conditions of approval or the standards of this ordinance.

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