

ARTICLE XII

I, INDUSTRIAL DISTRICT

SECTION 12.1 STATEMENT OF PURPOSE

The I, Industrial, District is established to provide for light, primary industrial uses. Provision of this District ensures that these essential facilities are kept from encroaching in areas or districts where they would be incompatible. All activities carried on within the Industrial District shall be subject to limitations placed upon the amount of noise, smoke, glare, traffic and industrial effluent, which shall be produced as a result of that activity.

SECTION 12.2 PRINCIPAL PERMITTED USES

Any of the following uses when the manufacturing compounding or processing is conducted entirely within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage or processing shall be totally obscured by a six (5) foot screening wall on those sides abutting any residential district.

1. **Wholesale and Warehousing:** The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; petroleum bulk stations and terminals; tobacco and tobacco products; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this District; truck terminals.
2. **Industrial Establishments:**
 - a. The assembly, fabrication, manufacture, packaging or treatment of such products as food products (excluding butchering, animal slaughtering), candy, drugs, cosmetics, toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radio and phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.
 - b. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials, bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, semi-precious or precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textile, wax, wire, wood (excluding saw and planing mills) and yarns.
 - c. Tool and die shops: metal working machine shops involving the use of grinding or cutting tools, manufacturing of tools, dies, jigs and fixtures, publishing, printing or forming of box, carton and cardboard products.
 - d. Laboratories - research or testing.
 - e. Central dry cleaning plants and laundries.
3. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, warehouses including storage yards, water and gas tanks and holders.
4. Accessory buildings and uses customarily incidental to the above principal permitted uses.

5. Wireless telecommunication facilities and wireless telecommunication antennas mounted on an alternative tower structure subject to Section 5.39.

SECTION 12.3 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the Township Board after recommendation from the Planning Commission.

1. The following retail and service establishments, provided that such establishments are clearly ancillary to the permitted industrial uses and are in keeping with the intent of the District:
 - a. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of drive-in or open front store are prohibited.
 - b. Barber and beauty shops.
 - c. Truck tractor and trailer sales, rental and repair.
 - d. Motels
 - e. Automobile service stations in accordance with Section 5.17.
2. Dog kennels.
3. Drive-in theaters, provided that any such site is adjacent to a major thoroughfare; that there shall be no vehicular access to any residential street, that suitable screening is provided to insure that there shall be no highlight or other illumination directed upon any residentially zoned or developed property; and so that the picture is not visible from a major thoroughfare; and that any such drive-in theaters shall be located no closer than five hundred (500) feet to any residentially zoned or developed property.
4. Industrial parks, subject to the following provisions:
 - a. Permitted uses shall include all principal permitted uses in this I District.
 - b. The minimum site size for an industrial park shall be five (5) acres.
 - c. All industrial parks shall be so located as to have at least one (1) property line abutting a major thoroughfare. All ingress and egress shall be directly on to said major thoroughfare.
 - d. No main or accessory building shall be situated less than fifty (50) feet from any residential property line.
 - e. No parking access and/or service area may be located less than twenty-five (25) feet from any residential property line.
 - f. Parking, loading or service areas used by motor vehicles shall be located entirely within the boundary lines of the industrial park and shall be in accordance with Article XX.
 - g. A planting strip of at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall or barrier of suitable material not less than five (5) feet high shall be constructed along these property lines

which about a residential district.

- h. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
- i. Lighting facilities shall be required where deemed necessary for the safety and convenience of employees and visitors. These facilities will be arranged in such a manner so as to protect abutting streets, and adjacent properties from unreasonable glare or hazardous interference of any kind.

5. Industrial Establishments:

- a. The assembly and/ or manufacture of automobiles, automobile bodies and accessories, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware.
 - b. Processing, refining, or storage of food and food stuffs.
 - c. Breweries, bump shops, distilleries, machine shops, metal buffering, plastering and polishing shops, millwork lumber and planing mills, painting and sheet metal shops, undercoating and rust-proofing shops and welding shops.
 - d. Automobile bump shops, tire vulcanizing and recapping shops.
 - e. Accessory buildings and uses customarily incidental to the above permitted principal uses, including living quarters of a watchman or caretaker.
 - f. Any other uses similar to any of the above principal permitted uses.
6. Open storage yards of construction contractor's equipment and supplies, building materials, sand, gravel or lumber.
- a. Such uses shall be located at least two hundred (200) feet from any residential district.
 - b. If it is deemed essential by the Planning Commission to prevent loose materials from blowing into adjacent properties, a fence, tarpaulin or obscuring wall of dimensions and materials specified by the Planning Commission shall be required around the stored materials.
 - c. No required yard spaces shall be used for the storage of equipment or material.
7. Junk yards
8. Mining, excavating or other removal of sand, earth, minerals, other materials naturally found in the earth, subject obtaining a license from the Township Board under the requirements of the Dundee Township Mineral Extraction Ordinance. All requirements of the Dundee Township Mineral Extraction Ordinance are incorporated herein by reference.
9. Heating and electric power generating plants and all accessory uses; coal, coke, and fuel yards and water supply and waste water treatment facilities in accordance with all applicable State and Federal Regulations.
10. Large accessory use solar energy collectors in accordance with Section 5.44 of the Zoning Ordinance.
11. Commercial solar energy systems in accordance with Section 5.44 of the Zoning Ordinance.
12. Large accessory use wind energy conversion systems in accordance with Section 5.45 of the Zoning Ordinance.

13. Commercial use wind energy conversion systems in accordance with Section 5.45 of the Zoning Ordinance.

SECTION 12.4 COMPLIANCE WITH COUNTY AND STATE REGULATIONS

Any use permitted in the I District must comply with all applicable County and State health and pollution laws and regulations.

SECTION 12.5 SITE PLAN REVIEW

For all uses permitted in an I District, a site plan shall be submitted to the Township Board, and no building permit shall be issued until after the Township Board has reviewed and approved the site plan in accordance with Article XVI.

SECTION 12.6 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, Height, Bulk and Placement Requirements unless otherwise specified and as provided in Article XIV.

SECTION 12.7 INDUSTRIAL DESIGN STANDARDS

A minimum of sixty (60) percent of the exterior finish material of any building facades visible from the public street or adjacent residentially zoned land, exclusive of window areas, shall consist of the following: brick, stone, split face block or scored block. The Planning Commission may permit other materials for facades that are not visible from a public street or parking lot and are adequately screened from adjoining land uses. The Planning Commission shall review building colors as a part of site plan approval