

ARTICLE 14. IR - RESTRICTED INDUSTRIAL DISTRICT

SECTION 1400. IR, RESTRICTED INDUSTRIAL PREAMBLE

The IR Restricted Industrial District is established to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The IR District is structured to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material.

SECTION 1401. IR, RESTRICTED INDUSTRIAL PERMITTED USES

- A. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- B. Warehousing, mini-storage and wholesale establishments, and trucking facilities. Outdoor storage may be permitted, provided it is screened from view by minimum six (6) foot high masonry wall or an obscuring greenbelt approved by the Planning Commission. (See Section 300). (Amended 6-5-95)
- C. 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.
- D. 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, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
- E. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- F. The manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- G. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- H. Laboratories - experimental, filming, or testing.
- I. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, caves and the like.
- J. Storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange building, electrical transformer stations and

substations, and gas regular stations. Sewage disposal plants. Propane tank holders. Railroad transfer and storage tracks. Railroad rights-of-way. Freight terminals.

- K. Storage facilities for building materials, sand, gravel, stone, lumber, or storage of contractor's equipment and supplies.
- L. Central dry cleaning plants or laundries.
- M. Automobile repair garages, auto engine and body repair, and undercoating shops when completely enclosed.
- N. Non-accessory signs.
- O. Kennel, commercial. (Subject to SECTION 1807, subsection 3 and 4a).
- P. Other uses similar to the above uses, as determined by the Planning Commission following review and findings of fact.
- Q. Accessory buildings and uses customarily incidental to any of the above permitted uses when located on the same property. (See Section 323).

No use in this District shall be permitted whose operation may C violate the PERFORMANCE STANDARDS set forth in ARTICLE 20.

SECTION 1402. IR, RESTRICTED INDUSTRIAL GREENBELT AND SCREENING REQUIREMENTS

When a use permitted in an industrial district abuts a district permitting a residential use or contains outdoor storage of any commercial or industrial vehicles, materials, wastes, or similar material, a greenbelt shall be provided along all sides abutting the residential district and around all outdoor storage areas in view of a public street, in accordance with Section 300.

SECTION 1403. IR, RESTRICTED INDUSTRIAL SPECIAL LAND USES

- A. Retail Uses Which Have An Industrial Character (SECTION 1827).
- B. Lumber & Planing Mills (SECTION 1828).
- C. Metal Plating & Similar Uses (SECTION 1829).
- D. Utility Structures, Utility Transmission Systems, Wireless Transmission / Reception / Relay Towers (SECTION 1815).
- E. Planned Unit Development (SECTION 1813).
- F. High Volume Water Wells Or Well Systems (Section 1823).
- G. Landfills, Transfer Stations, Waste Processing Plants (SECTION 1819).

- H. Large scale recreation uses (SECTION 1809). (Amended 3-3-97)
- I. Accessory buildings and uses customarily incidental to any of the above special land uses, when reviewed and approved as part of the application for the special land use. (Amended 3-3-97)

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

SECTION 1404. IR, RESTRICTED INDUSTRIAL SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 305.

SECTION 1405. IR, RESTRICTED INDUSTRIAL DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area and setback requirements.

SECTION 1406. OTW, OFFICE TECHNOLOGY, WAREHOUSE PREAMBLE

The OTW – Office, Technology, and Warehouse District is established to accommodate office, engineering, product development, warehouse storage, and business office-related activities and to exclude incongruous and disruptive uses. The uses in this district are distinct from other industrial districts because they have minimal impacts outside the principal buildings and are lower in intensity than other industrial districts. Uses in this district can be expected to develop in a campus like setting of business buildings and landscaped open spaces.

SECTION 1407. OTW, OFFICE, TECHNOLOGY, WAREHOUSE PERMITTED USES

- A. Retail uses which have a warehouse or an industrial character because of enclosed storage requirements.
- B. The warehouse and storage of general materials such as, but not limited to building materials, clothing, dry goods, food, furniture, hardware, electrical, computers, electronic supplies, wood or similar products. All storage must be housed inside a completely enclosed building.
- C. Corporate, business and sales offices associated with permitted warehouse uses.
- D. Facilities that have research, design and pilot or experimental product development as their main function.

- E. Technical training schools and institutions of higher learning.
- F. Computer programming, data processing and other computer related services
- G. Professional office buildings.
- H. Medical offices, clinics, and research facilities.
- I. Banks, credit unions, savings and loan associations, including drive-in facilities related thereto.
- J. Public and private facilities such as parks, playgrounds, athletic fields, and open spaces.
- K. Essential service buildings without storage yards.
- L. Meeting halls for union, trade or similar organizations.
- M. Offices of an engineering, drafting, architectural, electrical, plumbing, or industrial design firm.
- N. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).

SECTION 1408. OTW, OFFICE, TECHNOLOGY, WAREHOUSE GREENBELT AND SCREENING REQUIREMENTS

When a Warehouse Office use abuts a district permitting a residential use, a greenbelt shall be provided along all sides abutting the residential district in accordance with Section 300.

SECTION 1409. OTW, OFFICE, TECHNOLOGY, WAREHOUSE SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. (See Section 305).

SECTION 1410. OTW, OFFICE, TECHNOLOGY, WAREHOUSE DEVELOPMENT REGULATIONS

All uses within the OTW District shall comply with the following required conditions:

- A. Except as otherwise provided in this Article, all uses shall be conducted wholly within a completely enclosed building.
- B. No truck well, loading dock or door, shall be permitted on or in the wall of the building which faces an abutting residential district and only pedestrian exits or emergency doors shall be allowed on such wall. All loading/unloading docks and

- truck wells shall be placed on or in the wall of the building that is opposite the boundary of the residential district or on the wall that lies approximately at a ninety (90) degree angle to the residential district boundary. If such door, truck well and/or dock faces the front street, then such dock, truck well or door shall be recessed by not less than sixty (60) feet from the front wall of the building in order to provide that a truck tractor and trailer shall not, when in place for loading or unloading at the dock or well, project past the front wall of the building. Also, the site plan and driveways shall be designed in such a manner to discourage truck access to that portion of the lot or site that is adjacent to a residential district.
- C. Waste materials of any sort shall be screened from public view by a masonry wall and shall be consolidated in a defined trash receptacle area in conformance with Section 300.
- D. For all uses permitted in the OTW District there shall be a finding by the Planning Commission that:
1. The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts.
 2. The intended truck delivery service can be effectively handled without long term truck parking on site.
 3. The noise, vibration, odor and other possible impacts are in compliance with standards and intent of this article and performance standards of Article 20.
 4. The storage and/or use of any volatile, flammable or other materials shall be fully identified in the application and shall comply with any Township ordinances regarding toxic or hazardous materials.
- E. Refer to Article 17, Schedule of District Regulations, for height, bulk, density, area and setback requirements.
- F. No required front yard space in any OTW District shall be used for the storage or parking of vehicles or any other materials or equipment, except incidental parking for visitors, vendors and the like.