

ARTICLE X INDUSTRIAL DISTRICT, I

NOTE: As of 12-30-03 there are no zones in Grayling Township zoned as "Industrial, (I)." All properties available for industrial uses are within the Planned Industrial/Planned Commercial Zone (PI/PC).

SECTION 10.01 – INTENT

The intent is to establish and preserve a zoning district for necessary industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and not causing undesirable emissions and/or offensive odors.

SECTION 10.02 – PERMITTED PRINCIPAL USES

Manufacturing and other industrial uses conducted within a completely enclosed building. Outside storage may be allowed.

SECTION 10.03 – SPECIAL PERMIT USES

- A. Manufacturing and other industrial uses that are conducted outside of an enclosed structure.
- B. Extractive and mining activities including processing.
- C. Asphalt plants.
- D. Salvage yards.
- E. Major repair, maintenance, processing and packaging operations.
- F. Gas and oil processing facilities.

SECTION 10.04 - PERFORMANCE STANDARDS

No use shall be permitted within this district which does not conform to the following minimum standards of use, occupancy, and operation.

- A. **Smoke, Dust, Dirt and Fly Ash:** It shall be unlawful for any person, firm or corporation to emit or discharge any smoke, dust, dirt, or fly ash in quantities sufficient to create a nuisance within the Township, as determined by the emission standards of the MDEQ.
- B. **Open Storage:** The open storage of any equipment, vehicles and all materials including wastes, shall be screened from public view, from public streets and from adjoining properties by an enclosure consisting of a wall or an obscuring fence of a height of not less than six (6) feet to screen such stored materials. Scrap, junk cars and other junk materials shall not be piled or stacked as open storage to a height in excess of twenty (20) feet.
- C. **Glare and Radioactive Materials:** Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful rays shall be permitted in such a manner as not to extend beyond the property line, and as not to create a public nuisance or

hazard along lot lines. Radioactive materials and wastes, and including electromagnetic radiation such as X-ray machine operation, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.

D. **Fire and Explosive Hazards:** The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning, as determined by the Township's fire protection authority, is permitted subject to compliance with all other yard requirements and performance standards previously mentioned, and providing that the following conditions are met:

1. Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having incombustible exterior walls.
2. All such buildings or structures shall be set back at least forty (40) feet from the lot lines and all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Association.
3. The storage and handling of flammable liquids, liquefied petroleum, gases, and explosives shall comply with the State Rules and Regulations as established by Public Act 207 of 1941 as amended.