

ARTICLE XI

M-1 LIGHT INDUSTRIAL DISTRICT

SECTION 11.00 - INTENT

The M-1 Light Industrial District is intended to accommodate certain industrial activities whose external effects are minimal and in no way detrimental to surrounding districts plus certain wholesale, warehousing and intensive service activities of a nature such as not to justify their inclusion in any commercial use district, but whose external effects also are non-detrimental. All uses in the district are intended to be compatible with one another. Uses in this district shall emit a minimum of smoke, dust, dirt, odor or gases, subject to the pollution standards of the State of Michigan, County of Oakland, and City of Keego Harbor. All uses located within this district shall be so designed and operated as to produce no sound or vibration discernible at the property lines in excess of the normal intensity of street or traffic noises or vibration noticeable at such points, nor any production of heat or glare noticeable at such points. Manufacturing uses in the district normally involve the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semi-finished products from previously prepared material.

SECTION 11.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, each of which shall meet the performance standards described in Section 11.00, and subject to any limitations described herein. All manufacturing shall be enclosed within a building.

- (a) The manufacture, compounding, processing, packaging, or treatment of the following products:
 - 1. Baked goods, candy and other food products, but excluding slaughterhouses or abattoirs.
 - 2. Cosmetics, pharmaceutical, biological and chemical products and toiletries.
 - 3. Hardware and cutlery.
 - 4. Tools, dies, machine products, metalworking, machinery and equipment, general industrial and services machinery and equipment.
- (b) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared material: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large Stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planning mills), and yarns.

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- (c) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (d) Manufacture of musical instruments, toys, novelties, sporting and athletic goods, and metal or rubber stamps, or other small molded rubber products.
- (e) Industrial, scientific and business research, development and testing laboratories.
- (f) The manufacture or assembly of electrical and electronic machinery, components and supplies, radios, phonographs and television sets, electrical appliances, office, computing and accounting machines.
- (g) The manufacture or assembly of professional and scientific instruments, photographic and optical goods.
- (h) Manufacture and repair electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (i) Printing, publishing, or allied industries.
- (j) Warehouse and wholesale establishments and truck terminal facilities, only to the extent necessary to serve such use.
- (k) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.
- (l) All public utilities, including buildings, necessary structures, storage yards and other related uses.
- (m) Water supply and sewage disposal plants, water and gas tank holders and railroad transfer and storage tracks when accessory to a principal permitted use.
- (n) Building and construction material wholesalers and contractors.
- (o) Trade or industrial schools.
- (p) Signs, as provided in Article XIV - Signs.
- (q) Attached wireless communications facilities, collocation of an attached wireless communications facility, and attached wireless communications facilities consisting of a utility pole, all subject to the standards in Section 15.28.
- (r) Other light manufacturing plants and uses similar to the above having performance characteristics which are consistent with those described in Section 11.00.

SECTION 11.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Council following review and recommendation by the City Planning Commission.

- (a) Storage facilities for building materials, sand, gravel, lumber, and construction contractors' equipment, subject to the following:

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Such site shall (except for frontage of a public street) abut only land within an M-1 District, and all such storage shall be enclosed within a building or, on those sides abutting any public thoroughfare, shall be surrounded by an obscuring wall or fence of at least six (6) feet in height.

- (b) Automobile repair garages, painting and varnishing shops, lumber and planning mills, subject to the following:
 - 1. The site for any such use shall (except for frontage on a public street) abut only land within an M-1 District.
 - 2. Devices and controls adequate to meet the standards enumerated in Section 11.00 relative to sound, vibration, smoke, odor or gases shall be installed.
 - 3. Adequate means of sanitary disposal of any waste material shall be provided.
- (c) Wireless communications support structures subject to the requirements specified in Section 15.28.

SECTION 11.03 - ACCESSORY USES PERMITTED

Accessory buildings and uses customarily incidental to the principal permitted uses enumerated in 11.01 and 11.02 are permitted including home occupations accessory to nonconforming residential uses subject to the provisions of section 15.29 Home Occupations. (Ord. 377, 11/15/2001)

SECTION 11.04 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article XXIV, Schedule of Regulations

SECTION 11.05 - REQUIRED GREENWAY

Where the M-1 District directly abuts a single or multi-family district, the M-1 uses constructed therein shall provide a ten (10) foot wide greenway in those areas where the screen wall is not required. The greenway shall be constructed in accordance with Section 15.23 of this Ordinance.

SECTION 11.04 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Development Standards

Lot Minimums

Area (sq/ft)	----
Width (feet)	----

Maximum Building

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Stories	1
Height (feet)	30

Maximum Lot Coverage

All Buildings (%)	----
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Minimum Setback (Measured from Lot Line in feet)¹

Front Open Space ⁽²⁾	25
Least One	20
Total of Two	40
Rear Open Space	25

Minimum Useable Floor Area

Per Unit (sq/ft)	----
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Notes to Development Standards

- (1) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.
- (2) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.