

Section 33.02. Permitted uses and structures.

- A. *Table of Permitted Uses.* In all areas zoned I-1 or I-2, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the uses listed in the following Table of Permitted Uses.
- B. *Special land uses.*
 - 1. Special land uses shall be subject to the review and approval standards and procedures in article 6.00. Class 1 special land uses require the level of scrutiny that is typically applied to all special land use proposals. Class 2 special land uses require an increased level of scrutiny because such uses may: (i) pose a serious risk to the health or safety of township residents; and/or (ii) cause serious degradation of the environment, and/or (iii) be characterized by severe nuisance impacts (noise, odors, etc.).
 - 2. To determine if a proposed special land use may be permitted in a particular location, the planning commission and township board may consider the operating and environmental history of the proposed business, and may require the evaluation of the proposed use by experts who are knowledgeable about the industrial processes associated with the proposed uses. In granting special land use approval, the township board may impose reasonable conditions, including the need for periodic review and re-approval of the special land use.
- C. *Uses not cited by name.* A land use which is not cited by name as a permitted use in an I-1 or I-2 zoning districts may be permitted upon determination by the planning commission that such use is clearly similar in nature and intensity and compatible with the permitted uses in the district. In making such a determination, the planning commission shall consider the following:
 - 1. *Determination of compatibility.* In making the determination of similarity and compatibility with permitted uses in the district, the planning commission shall consider specific characteristics of the use in question and compare such characteristics with those of the uses which are expressly permitted in the district. Such characteristics shall include, but are not limited to, truck and vehicular traffic generation, types of services offered, types of goods produced, methods of operation, impacts from noise, air contaminants, odor, heat, fire hazards, and water contaminants, and building and site characteristics.
 - 2. *Conditions by which use may be permitted.* If the planning commission determines that the proposed use is similar to and compatible with permitted uses in the district, the commission shall then decide whether the proposed use shall be permitted by right, as a special land use, or as a permitted accessory use. The proposed use shall be subject to the review and approval requirements for the district in which it is located. The planning commission shall have the authority to establish additional standards and conditions under which a use may be permitted in a district.

Notwithstanding these provisions, any use not specifically listed in the I-1 or I-2 district but which is specifically listed as a use permitted by right or as a special land use in another district, shall not be permitted in the I-1 or I-2 districts.

TABLE OF PERMITTED USES

Legend:	
V =	Use is Principal Permitted Use
X =	Not Permitted in District
SP1 =	Class 1 Special Land Use — See subsection 33.02.B
SP2 =	Class 2 Special Land Use — See subsection 33.02.B

* Please note: Industrial operations of any type occupying over 100,000 sq. ft. of gross floor area, or having a net density of over 40 employees per acre, or generating more than 100 truck trips per day shall be subject to special land use approval in the I-1 district.

SECTION 33.02 TABLE OF PERMITTED USES			
Use	Districts Where Permitted		Comments
	I-1*	I-2	
A. Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly related to the following:			
1. Food products	√	√	
2. Textiles, apparel, other fabric products	√	√	
3. Lumber and wood products, including lumber yards and building materials sales establishments.	√	√	See section 33.03, subsection C, for conditions related to lumber yards. Lumber and planing mills shall be permitted in the I-2 district only
4. Furniture and fixtures	√	√	
5. Paper and allied products	√	√	
6. Printing, publishing, and allied industries	√	√	
7. Chemicals and allied products	χ	SP1	
8. Oil and gas processing facilities	SP1	SP1	Oil and gas processing facilities are permitted for purpose of processing oil and gas extracted in the township, subject to section 19.02, subsection IV
9. Rubber and plastics products, including manufacture of products from recycled plastic	√	√	
10. Leather and leather products	√	√	
11. Stone, clay and glass products, including brick and block products	√	√	
12. Primary metals industries	√	√	
13. Fabricated metal products, machinery and transportation equipment	√	√	
14. Machinery	√	√	
15. Electrical and electronic machinery and parts	√	√	

16. Transportation equipment	√	√	
17. Professional and scientific instruments	√	√	
18. Photographic and optical equipment	√	√	
19. Watches and clocks	√	√	
20. Sheet metal products (including heating and ventilating equipment, cornices, eaves, etc.)	√	√	Stamping, pressing, and reforming of major sheet metal shall be permitted in the I-2 district only, subject to special land use approval
21. Processing of corrosive acid, cement, lime, gypsum or plaster	χ	SP2	
22. Distillation of bone, tar, petroleum refuse, grain or wood	χ	SP2	
23. Processing or storage of manufactured explosives, including dynamite, plastique, blasting caps, etc.	χ	SP2	
24. Processing of fertilizer or storage of compost	χ	SP2	
25. Processing of products from animal refuse or offal, including glue, size or gelatin	χ	SP2	
26. Processes that use steam or board hammers or forging presses	χ	SP2	
27. Tanning, curing or storage of skins or hides	χ	SP2	
28. Processing of sulphurous, sulfuric, picric, nitric, carbolic, hydrochloric or other corrosive acid	χ	SP2	
29. Recycling where materials are incinerated	χ	SP2	
30. Sludge processing plants	χ	SP2	
31. Metal recycling plants where scrap metal and metal products are melted	χ	SP2	
B. Railroad transfer and maintenance facilities	χ	SP1	
C. Motor freight transportation and related facilities	SP1	√	See section 33.03, subsection G, for special conditions
D. Wholesale trade (including wholesale and industrial distributors, warehousing, freight forwarders, wholesale assemblers)	√	√	

E. Laboratories involved in research, design, testing, prototype product development	√	√	
F. Greenhouse and plant nurseries, including outside storage of plant material	√	√	
G. Tool, die, gauge and machine shops	√	√	
H. Data processing and computer centers	√	√	
I. Central dry cleaning plants and laundries	√	√	Such facilities shall not deal directly with customers at retail
J. Public utility or municipal service buildings (including electric or gas service buildings or yards, telephone exchange buildings, electric transformer stations, gas regulator stations, water treatment plants, sewage treatment plants)	√	√	
K. Recycling collection stations and centers, but not including sorting and cleaning facilities	SP1	√	
L. Landscape contractor's operation	SP1	√	See section 33.03, subsection D, for special conditions
M. Contractor storage yards	χ	SP1	
N. Radio and television transmitting and receiving towers	SP1	SP1	See section 19.02, subsection Y.
O. Mini warehouses	SP1	χ	See section 19.02, subsection T.
P. A septic field or retention or detention basin that is accessory to a commercial use	SP1	SP1	See section 33.03, subsection I, for special conditions
Q. Construction equipment and related equipment sales, leasing, and storage	SP1	√	See section 33.03, subsection H, for special conditions
R. Truck, tractor, and trailer sales, rental and repair	SP1	SP1	See section 19.02, subsection X.
S. Salvage yards for the conversion of saleable materials	χ	SP1	See section 19.02, subsection 5.
T. Stockyards, slaughterhouses and rendering plants	χ	SP2	
U. Any use that poses an unusually high risk to the quality or quantity of ground or surface water	χ	SP2	
V. Concrete plants	χ	SP1	See section 19.02, subsection GG.

W. Minor vehicle repair, including trucks up to 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
X. Major vehicle repair, including trucks up to 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
Y. Repair of RVs and trucks having a rated capacity up to or greater than 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
Z. Tire replacement with minor vehicle repair	SP1	SP1	See section 19.02, subsection E.
AA. Sales, rental and repair of motorhomes, travel trailers, fifth wheels, truck campers and camping trailers or pop-ups, and other recreational vehicles with sleeping, sanitary and food preparation capabilities which are normally intended for temporary lodging and shelter while traveling or vacationing	SP1	χ	See Subsection 19.02.HH for conditions
BB. General office buildings and uses, including but not limited to, office for administrative functions, accounting, insurance, professional services, financial, services, and financial institutions, such as banks	SP1	SP1	
CC. Commercial recreation facilities designed and equipped for the conduct of amateur sports, exercise and other recreation activities in enclosed buildings, which are operated as a business and open to the public for such activities through a membership or use fee, such as: indoor soccer; tennis, racquet and handball courts; ice and roller skating rinks; basketball and volley ball courts; exercise and fitness centers; golf ranges; firearm shooting ranges; gymnasiums; swimming pools; trampoline establishments, and similar facilities. This shall not include entertainment facilities such as theaters, video or pinball arcades or billiard or pool parlors.	SP1	SP1	See subsection 19.02.LL for conditions
DD. Essential services	√	√	See section 12.14 for conditions

EE. Uses and structures accessory to the above	√	√	See article 18.00. accessory office and sales operations may be permitted, subject to section 19.04, subsection A.
FF. Industrial uses not listed	See subsection 33.02.C, uses not cited by name		

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