

155.040 Article 3 Zoning District Regulations

155.044 M-1 Light Industrial District

(A) **Intent**

The M-1 Light Industrial District intends to provide locations for planned industrial development, including planned industrial park subdivisions. Permitted activities or operations shall produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Accordingly, light industrial, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas, and with no outside storage. Heavy industrial uses, such as those involving the processing of raw material for shipment in bulk form to be used at another location, shall not be permitted in this district.

(B) **Principal Uses Permitted**

The following regulations shall apply to M-1 Districts, and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following uses:

- (1) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. Open storage facilities for materials or equipment shall be located in rear or side yards and totally obscured by a masonry wall on those sides abutting R-1A through R-1C, RM, RM-1, O-1, B-1, B-2 and B-3 Districts, and from view of any public land or thoroughfare. In M-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall conform to the standards established in Section 155.074 Walls, and shall meet the requirements of Section 155.070 Article 5 General Development Standards.
 - (a) The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; and tool, die, gauge and machine shops.
 - (b) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: 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 planing mills) and yams.

- (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 and metal or rubber stamps, or other small molded rubber products.
 - (e) Manufacture or assembly of electrical appliances, electronic instruments and devices radios, and phonographs.
- (2) Laboratories, experimental, film or testing.
 - (3) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - (4) Warehouse and wholesale establishments and truck terminal facilities.
 - (5) Self-service storage facilities
 - (6) Reproduction plants, which may include accessory retail operations.
 - (7) Central dry cleaning plants or laundries, which shall not offer storefront service or in any other manner interact with the general public as a retail Laundromat or dry cleaner service.
 - (8) All public utilities, including buildings, necessary structures, storage yards and other related uses.
 - (9) Trade or industrial schools.
 - (10) Private clubs, fraternal organizations and lodge halls.
 - (11) Electronic data processing or computer centers.
 - (12) Offices, showrooms or workshops of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction or similar use.
 - (13) Accessory structures and uses customarily incident to the above permitted uses, provided that they shall be designed and located as permitted in Section 155.070 Article 5 General Development Standards..
 - (14) Nonaccessory freestanding signs, provided all signs meet the requirements of Section 155.230 Article 12 Signs.

- (15) Other uses of a similar and no more objectionable character to those principal uses permitted.
- (16) Utility and Public Service Buildings without storage yards.
- (17) Automobile parking space to be provided as required in Section 155.070 Article 6 General Development Standards.
- (18) Trade schools.
- (19) Truck or terminal facilities.

(C) **Uses Permitted Subject to Special Conditions**

The following uses shall be permitted, subject to the conditions set forth in this Article, Section 155.110 Article 6 Special Conditions and Land Use Standards and all applicable codes and ordinances set forth in this Zoning Code and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this Zoning Code:

- (1) Convenience services which in the opinion of the Planning Commission intend to serve the daily needs of persons working in the M-1 District. Such uses include restaurants or other places serving food or beverage, except those having the character of drive-ins, automobile service stations, newsstands and tobacco shops.
- (2) Major and minor vehicle repair centers, painting and varnishing shops, undercoating shops,
- (3) Lumber and planing mills.
- (4) Automobile or other machinery assembly plants.
- (5) Canning factories (but not including slaughtering or rendering).
- (6) Storage facilities for building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall on those sides abutting R-1A through R-1C, R-2, RM, RM-1, O-1, B-1, B-2, or B-3 districts and on any front yard abutting public land or thoroughfare. In M-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall be not less than four and one-half feet in height and may, depending upon land usage, be required to be eight feet in height, and shall be subject further to the requirements of Section 155.070 Article 5 General Development Standards. Junk yards, when permitted, shall be entirely enclosed within an obscuring masonry wall 6 feet in height on all sides of sufficient strength to serve as a retaining wall. All applications for junk yards must receive the approval of the Mayor and the City Council as prescribed in Section 155.270 Article 14 Powers and Duties of Boards, Commissions and Departments and Inkster City Council.

- (7) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
 - (8) Metal working, stamping, punching or pressing machines, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
 - (9) Greenhouse and florist operations involving the growing, wholesaling and/or retailing of plant materials.
 - (10) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, and may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.
 - (11) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
 - (12) Wireless towers and antennas, subject to the requirements of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
 - (13) Greenhouses.
 - (14) Manufactured Housing Communities, subject to requirements of Section 155.140.
- (D) **Area and Bulk Requirements**
Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in Section 155.060 Article 4 Schedule of Regulations.