

# MI Manufacturing & Industrial Zoning District

CH. 10-Zoning, [Section 10.282](#)

## **Purpose of the Manufacturing Industrial District 10.282(1)**

The Manufacturing and Industrial Zoning District is intended to accommodate industrial, processing and extractive uses, where: primary activity occurs either indoors or outdoors; uses are intensive, and at relatively high densities and may produce a high volume of employee and freight traffic; uses require separation from residential uses; uses may require full urban services or create intensive electrical, water or other utility demand, and; uses are appropriate to an urbanized or industrial area.

## **Permitted Uses 10.282(2)**

- o Undeveloped natural resource and open space areas
- o Adult book stores, subject to s.10.103(2)
- o Adult entertainment, subject to the provisions of the Adult Entertainment Overlay District (AED)
- o Agriculture and accessory uses (livestock not permitted)
- o Animal boarding, domestic pets
- o Animal boarding, large animal
- o Electric generating facilities
- o Fertilizer manufacture, mixing or blending
- o Freight and passenger bus terminals
- o Government, institutional, religious or nonprofit community uses
- o Drive-in establishments
- o Personal or professional service
- o Indoor entertainment and assembly
- o Indoor storage and repair
- o Indoor sales
- o Marinas
- o Outdoor sales, display or repair
- o Heavy industrial uses
- o Light industrial uses
- o Contractor, landscaping or building trade operations
- o Off-site parking lot or garage
- o Office uses
- o Outdoor active recreation
- o Outdoor entertainment
- o Outdoor storage
- o Personal storage facilities
- o Utility services
- o Vehicle repair or maintenance services
- o Veterinary clinics
- o Transportation, utility or communication use required by law
- o Warehousing and distribution facilities
- o Wastewater treatment facilities

## **Conditional Uses 10.282(3)**

- o Asphalt and concrete production
- o Biodiesel and ethanol manufacturing
- o Biopower facilities for distribution & sales
- o Communication towers
- o Commercial processing or composting of organic by-products or wastes
- o Demolition material disposal sites
- o Dumping grounds
- o Incinerator sites
- o Manure processing facilities
- o Processing or composting of organic by-products or wastes
- o Mineral extraction operations
- o Salvage & salvage recycling operations
- o Solid waste disposal or recycling operations
- o Stockyards, livestock auction facilities
- o Storage of explosive materials
- o Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

## MI Manufacturing & Industrial Zoning District CH. 10-Zoning, Section 10.282

### **Setbacks, Height, and Size requirements 10.282 (4) & (6)**

**Front setback for all structures from highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

**Height:** 50 feet maximum, not including tanks, storage bins, silos and towers.

**Side Yards:**

10 feet minimum each side

**Rear Yards:**

10 feet minimum

### **Lot Width & Area: 10.282(5)**

Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses