

ARTICLE 11
"I-2" GENERAL INDUSTRIAL DISTRICT

11.01 DESCRIPTION AND PURPOSE

This zoning district is intended for general industrial activities, such as the compounding, assembling, or treating of articles or materials; light manufacturing; processing of raw materials; and other similar industrial uses. This district is also intended to permit a planned business and service environment related to the airport and existing and proposed industrial uses. Uses permitted shall be free from excessive danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences.

11.02 PERMITTED LAND USES

The following uses of land and buildings are permitted by right within the "I-2" District:

- A. Airports.
- B. Auto body repair and paint shops.
- C. Business schools and classrooms.
- D. Central dry-cleaning and laundry plants.
- E. Contractor yards.
- F. Lumber yards.
- G. Manufacturing, compounding, assembling, or treating of articles from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semiprecious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood, and yarn.
- H. Manufacturing, compounding, processing, packaging, or treating of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food and dairy products, except the rendering or refining of fats and oils.
- I. Medical clinics, wellness centers, and health clubs.

- J. Printing and publishing shops.
- K. Research establishments and experimental laboratories.
- L. Warehouses and storage and trucking facilities.
- M. Wholesale sales.

11.03

SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Motels or hotels.
- B. Public or institutional uses.
- C. Salvage yards.

11.04

ACCESSORY USES AND BUILDINGS

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot. Accessory uses shall also include the following:
 - 1. Adult day-care centers, provided that the standards in Section 19.05, Paragraph A., are met as determined necessary by the planning commission for the safety and welfare of the persons attending the adult day-care center.
 - 2. Child-care centers, provided that the standards in Section 19.05, Paragraph F., are met as determined necessary by the planning commission for the safety and welfare of the children attending the child-care center.
 - 3. Office uses accessory to other permitted uses.
 - 4. Residential use limited to watchman, police, or security purposes.
 - 5. Retail sales of food, beverages, and other convenience items to occupants and employees, provided such sales are not offered to the general public.

- B. Accessory buildings and structures shall meet the provisions of Article 17.

11.05 HEIGHT AND AREA REGULATIONS

The use of land and buildings in this district shall meet the Schedule of District Regulations in Article 3.

11.06 PARKING REQUIREMENTS

All uses permitted in this district shall meet the off-street parking requirements of Article 18.

11.07 SITE PLAN REVIEW

All proposed uses and structures shall be subject to the review and approval of a site plan in accordance with Article 20.

11.08 GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.

11.09 ADDITIONAL REGULATIONS

- A. A fence, wall, or planted material, as approved by the planning commission, shall be provided along all side and rear yards abutting a property line in any residential district (see Article 17 for required screening).
- B. All uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a fence or wall at least 6 feet in height. No outdoor storage or processing shall be located in the required front yard setback.
- C. All outdoor lighting shall be shielded to reduce glare and shall be arranged to reflect light away from all adjacent residential districts and dwellings.
- D. The centerline of all ingress and egress areas (curb cuts) shall be at least 100 feet from the right-of-way of any intersecting street.

11.10 PERFORMANCE STANDARDS

It shall be unlawful to carry on or permit to be carried on any activity or operation or use of any land, building, or equipment dangerous to human life or health or that produces irritants to the sensory perception greater

than the measures herein established that are hereby determined to be the maximum permissible hazards to humans or human activities.

- A. **Sound**: The intensity levels of sound created by any activity or operation or use of any land, building, or equipment shall be governed by the applicable City of Evart noise control regulations.
- B. **Vibration**: All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of 0.003 root-mean-square of 1 inch r.m.s. measured at any lot line of its source.
- C. **Odor**: The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of 1 volume of odorous air to 4 or more volumes of clean air or as to produce a public nuisance or hazard beyond lot lines, is prohibited.
- D. **Toxic Gases**: The escape of or emission of any gas that is injurious or destructive or explosive shall be unlawful and may be summarily caused to be abated except as required in the provisions of essential services.
- E. **Glare and Heat**: Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line except during the period of construction of the facilities to be used and occupied.
- F. **Light**: All lighting shall be arranged to reflect light away from adjoining properties in residential districts. There shall be no direct or sky-reflected glare exceeding 1-1/2 footcandles or that would be damaging to the human eye, measured at the property line of the lot occupied by such use (except that the regulation provided by the sentence shall not apply to lights used at the entrance or exit or service drives leading to a parking lot).
- G. **Electromagnetic Radiation**: The rules and regulations of the Federal Communications Commission as of the date of the adoption of this ordinance, with respect to the propagation and dissemination of electromagnetic radiation, and hereby made a part of this ordinance and shall be on file in the office of the ordinance enforcement officer.
- H. **Smoke, Dust, Dirt, and Fly Ash**: It shall be unlawful to discharge, into the atmosphere, from any single source of emission

whatsoever, any air contaminator for a period or periods aggregating more than 2 minutes in any ½ hour that is:

1. As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart. The Ringelmann Chart, as published by the United States Bureau of Mines, which is hereby made a part of this ordinance, shall be the standard. However, the Umbrascope readings of smoke densities may be used when correlated with the Ringelmann Chart. A Ringelmann Chart shall be on file in the office of the ordinance enforcement officer.
2. Of such opacity as to obscure an observer's view to a degree equal to or greater than the smoke described in Section 11.10, Paragraph H., No. 1, above, except when the emission consists only of water vapor.

The quantity of gas-borne or airborne solids shall not exceed 0.2 of a grain per cubic foot of the carrying medium at a temperature of 500 degrees Fahrenheit.

- I. **Drifted and Blown Material:** The drifting or airborne transmission beyond the lot line of dust, particles, or debris from any open stockpile shall be unlawful and may be summarily caused to be abated.
- J. **Radioactive Materials:** Radioactive materials shall not be emitted so as to be unsafe to human health or life.