

ARTICLE X

I-1, INDUSTRIAL DISTRICT

SECTION 10.00 -- INTENT. This district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning districts.

SECTION 10.01 - PERMITTED PRINCIPAL USES. In order to protect adjoining non-industrial zoning districts, any of the following uses will be permitted only when the manufacturing, compounding, or processing is conducted entirely within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage, or processing shall be totally obscured by a six (6) foot wall and/or barrier or suitable material on those sides abutting any residential or commercial district, in accordance with Section 14.09.

1. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies, machinery and equipment, petroleum bulk stations and terminals; tobacco products; beer, wine, and distilled alcoholic beverages; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this District; truck terminals.
2. Industrial Establishments:
 - (a) The assembly, fabrication, manufacture, packaging, or treatment of such products as food products (excluding butchering, animal slaughtering), candy, drugs, cosmetics, and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances; radio and phonographs; pottery and figurines or other ceramic products using only previously pulverized clay.
 - (b) The assembly, fabrication, manufacture, or treatment of such

products from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large Stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills), and yarns.

- (c) Tool and die shops; metal working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs, and fixtures; publishing, printing, or forming of box, carton, and cardboard products.
 - (d) Laboratories - research or testing.
 - (e) Central dry cleaning plants and laundries.
 - (f) Automobile bump shops, machine shops, painting and sheet metal shops, undercoating and rustproofing shops, and welding shops.
3. Public Utility Uses. Electrical transformer station and substation; electric transmission towers; municipal buildings and uses; gas regulator and municipal utility pumping stations, radio and television transmission towers.
4. The following retail and service establishments:
- (a) Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open front store are prohibited.
 - (b) Truck tractor and trailer sales, rental and repair.
 - (c) Dog kennels.
 - (d) Automobile service stations.
 - (e) Greenhouses.
5. Open storage yards of construction contractors' equipment and supplies, building materials, sand, gravel, or lumber.

- (a) Such uses shall be located at least two hundred (200) feet from any residential district.
- (b) If it is deemed essential by the Village Council to prevent loose materials from blowing into adjacent properties, a fence, tarpaulin or obscuring wall of no less than six (6) feet shall be required around the stored material.
- (c) No required yard spaces shall be used for the storage of equipment or material.

- 6. Accessory uses and buildings customarily incidental to the above Permitted Principal Uses.

SECTION 10.02 - SPECIAL LAND USES. The following special land uses shall be permitted, subject to the conditions hereinafter imposed and subject to the review and approval by the Village of Springport Planning Commission.

- 1. Wireless Communications Facilities.

SECTION 10.03 - SITE PLAN REVIEW. For all uses permitted in an I-1, Industrial District, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 14.05.

SECTION 10.04 - AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS. Area, Height, Bulk, and Placement requirements unless otherwise specified are as provided in ARTICLE XIII SCHEDULE OF REGULATIONS.

SECTION 10.05 -- INDUSTRIAL PERFORMANCE STANDARDS. Any use established in the 1-1, Light Industrial District shall not be permitted to carry on any activity, operation, use of land, building, or equipment that produces irritants to the sensory perceptions greater than the measures herein established which are hereby determined to be the maximum permissible hazard to humans or human activity.

- 1. Noise: Shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness. Noise as measured at the street or property line may not exceed sixty (60) decibels with a center frequency of 125 cycles per second.
- 2. Odor: The emission of noxious, odorous matter in such quantities as to be readily detectable at a point along any property line, when diluted in the ratio of one volume of odorous air to four (4) or more volumes of clean air, so as to produce a public nuisance or hazard beyond lot zones is

prohibited.

3. Gases, Smoke, Dust, Dirt, and Fly Ash: The emission of gases, smoke, dust, dirt, and fly ash shall in no manner be unclean, destructive, unhealthful, hazardous, or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws as pertaining to air pollution and smoke abatement.
4. Glare and Heat: Arc welding, acetylene torch cutting, or similar processes causing glare and heat shall be performed behind solid walls or frosted glass not less than fifteen (15) feet high as measured from the ground level adjacent to the structure concerned.
5. Fire and Safety Hazards: The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with all State rules and regulations, and as established by the Fire Prevention Act, Act 207, Public Acts of 1941, as amended. Further, all storage tanks of liquid materials above ground shall be located not less than one hundred and fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes, or other types of retaining walls which will contain the total capacity of all tanks so enclosed.
6. Vibration: Machines or operations which cause vibration shall be permitted, but no operation shall cause a displacement exceeding .003 of one (1) inch as measured at the property line with a frequency of 10 cycles per second.