

ARTICLE 12 INDUSTRIAL DISTRICT (IND)

Sec. 12.01 Purpose

The Industrial District (IND) is intended to primarily accommodate research, wholesale, and warehouse activities, and light industrial operations whose external and physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The IND is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted.

Sec. 12.02 Permitted Uses

In the IND District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*.

Permitted Uses in the Industrial District	
	IND
Care Facilities	
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	S
Entertainment & Recreational	
Adult Entertainment Regulated Uses	S
Recreation Facilities, Private	S
Finance, Medical & Professional Office & Research & Development	
Professional & Corporate Offices related to a Permitted manufacturing Operation	P
Service & Retail Trade	
Automobile Repair Establishment (Major Repair)	S
Billboards & Off-Premise Signs	S
Commercial Parking Lots	S
Central Dry Cleaning Plants & Laundries	P
Kennels	S
Mini- or Self-Storage Warehouses	S
Outdoor Display, Sales & Storage	S
Radio & Television Studios & Stations	S
Public, Institutional, & Utilities	
Business, Research, Vocational & Technical Training Schools	P
Essential Public Services	P
Essential Public Service Buildings & Storage Yards	S
Public & Quasi-Public Institutional Buildings, Structures & Uses	P
Wireless Communications Facilities	S

CITY OF FENTON ZONING ORDINANCE

Industrial	
Airports, Landing Fields, Hangars & Similar Uses	S
Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to food products, excluding bakery goods & candy & plastics	S
Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to: bakery goods & candy; cosmetics, pharmaceuticals, & toiletries; hardware & cutlery; pottery & figurines or other similar ceramic products using only previously pulverized clay & kilns fired only by electricity or gas; musical instruments, toys, sporting goods, & novelties; small molded rubber products; electrical appliances, electronic instruments & devices, electronic consumer products, & photographic equipment; electric or neon signs; light sheet metal products, including heating & ventilating equipment, siding, cornices, eaves, & the like; textile goods; apparel, jewelry, & leather goods; & furniture & fixtures	P
Assembly, Manufacture, Fabrication, Processing, Packaging, or Treatment of products indoors from previously prepared material including bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (planing mills shall not be permitted), & yarns	P
Breweries, Distilleries & Wineries	P
Concrete & Asphalt Batch Plants	S
Experimental, Film, or Testing Laboratories	P
Extractive Uses (Commercial Mining of sand, gravel, stone & similar)	S
Filling Stations (Flammable & Combustible Liquids or Gases)	S
Heat Treatment Plants	S
Incinerators, Cogeneration Plants, Recycling Centers, & Composting Facilities	S
Lumber & Planing Mills	S
Metal Plating, Buffing, & Polishing	S
Painting & Varnishing Shops	P
Printing, Lithography, Blueprinting, Publishing & Similar Uses	P
Railroad Transfer & Storage Yards	S
Retail Sales of Goods Assembled, Manufactured, Compounded, Processed, Packaged, or Treated from Previously Prepared Materials, or Repaired or Stored, on The Premises, Provided the Building Floor Area Devoted to Retail Sales Comprises no more than 25% of Principal Building Floor Area & the Outdoor Sales Area Comprises no more than 25% of the Minimum Required Lot Area	S
Salvage Yards	S
Stamping Plants	S
Tool, Die, Gauge & Machine Shops	P
Truck Terminals, Truck Stops, & Truck Service Facilities	S
Warehousing & Wholesale Establishments, Material Distribution Facilities	S
Water Filtration & Wastewater Treatment Plants, Reservoirs, & Sewage Treatment Facilities	S
Accessory	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S

Sec. 12.03 Site Development Requirements

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All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*

