

Butler Township Zoning Ordinance

CHAPTER 9

I-1 RURAL INDUSTRIAL DISTRICT

SECTION 9.01 PURPOSE AND INTENT

The intent of the I-1 Rural Industrial District is to provide guidelines for industrial development, including development within planned industrial park subdivisions and on independent parcels, within the Township. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. Permitted uses should be compatible with surrounding residential or commercial uses.

Accordingly, permitted manufacturing, distribution, warehousing, and light industrial 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 proper screening around outside storage areas.

Planned Development may be permitted as a means to achieve the basic intent of this district in accordance with the guidelines of Chapter 10. Only those areas designated for industrial use or planned for industrial activity within the Township should be developed under this section. However, it is the policy of the Township to encourage the expansion of existing industrial areas in adjacent communities rather than new industrial development locating in Butler Township.

SECTION 9.02 PERMITTED PRINCIPAL USES

In I-1 District, no uses shall be permitted except the following:

- A. Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- B. Warehousing and wholesale establishments when conducted within a entirely enclosed building. No outdoor storage (including pallets and packaging materials) shall be permitted.
- C. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge, and machining shops provided that no metal stamping machines are employed.
- D. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals

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or stone, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags or other similar material.

- E. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- F. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- G. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, phonographs and television.
- H. Laboratories: experimental, film, or testing.
- I. Manufacturing and repair of electric signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- J. Central dry cleaning plants or laundries.
- K. Automotive repair garages, auto engine and body repair, and undercoating shops when all operations take place within a completely enclosed building.
- L. Mini-warehouses and self-storage facilities.
- M. Uses which are similar to the above uses.
- N. Signs in accordance with Chapter 11 of this Ordinance.
- O. Accessory off-street parking and buildings and uses customarily incidental to the above permitted uses.
- P. Essential service buildings (without storage yards) when operating requirements necessitate the location of said buildings within the district in order to serve the immediate vicinity.
- Q. Day Care Centers.

SECTION 9.03 USES PERMITTED AFTER SPECIAL APPROVAL

The following uses may be permitted by the Township subject to the conditions specified for each use; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19.

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- A. Retail uses which have an industrial character in terms of either their activities or outdoor storage requirements such as, but not limited to: lumber yards, building materials outlets, upholsterers, and cabinet makers, and agricultural or construction equipment sales, rental, or repair.
- B. Restaurants, financial institutions and vocational training centers for the servicing of employees of the industrial facilities within the localized area.
- C. Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the "I-1" District.
- D. Metal plating, buffing, stamping and polishing.
- E. Junk yards.
- F. Storage facilities for building materials, sand, gravel, stone, lumber and outdoor storage of contractor's equipment and supplies.
- G. Other uses which are of a similar character to the above uses.
- H. Adult oriented uses as regulated by Section 14.02 of this Ordinance.

SECTION 9.04 DEVELOPMENT STANDARDS

- A. **Required Conditions.** Except as otherwise noted for specific uses, buildings and uses in the I-1 Industrial District shall comply with the following required conditions:
 - 1. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with the performance standards set forth in this ordinance.
 - 2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified.
 - 3. All machinery shall comply with the standards set forth in this ordinance.
 - 4. No building shall be located nearer than two hundred (200) feet to the boundaries of any residential or agricultural district classification.
 - 5. Adequate off-street parking shall be located and maintained on the premises on which the industrial use is located.
 - 6. All land of any individual site in use in this district, not occupied by buildings, structures, improved parking areas, or storage areas, shall be maintained in a neat and attractive manner.
 - 7. Outdoor storage areas shall be limited to a cumulative area not to exceed twenty (20%) percent of the square foot area of the principal building located upon the premises and must be screened from adjoining premises and from public streets by a solid fence, wall, or natural screening for

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this purpose. No material shall be stored above the height of the screening. Storage areas shall conform to the setback requirements for buildings in the I-1 District. Proper access to all parts of the storage areas shall be provided for fire and emergency services.

8. No use shall be allowed which will emanate noise, smoke, odor, dust, dirt, noxious gases, glare, heat, vibration, or psychological ill effects to such an extent as will be a nuisance or annoyance to owners or occupants of surrounding premises.

B. SITE PLAN REVIEW. Site plan review and approval is required for all uses in the Industrial District in accordance with Chapter 12 of this Ordinance.

C. AREA, HEIGHT, BUILD AND PLACEMENT REQUIREMENTS.

Height	40 feet
Front Yard Setback	50 feet
Side Yard Setback	50 feet
Rear Yard Setback	50 feet
Maximum Lot Coverage	40%

D. GENERAL DEVELOPMENT STANDARDS. Buildings and uses in the I-1 Rural Industrial District shall be subject to all applicable standards and requirements set forth in this Ordinance including signage, landscaping and parking requirements.