

ARTICLE VIII. M-1 LIGHT INDUSTRIAL DISTRICT

PREAMBLE: The M-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.

Sec. 10.328. Principal uses permitted.

- (1) Professional office buildings, offices and office sales and service activities
- (2) Medical offices, including laboratories and clinics
- (3) Veterinary clinics. Any outdoor areas for pet rehabilitation shall be subject to the standards listed in section 10.328(24) of this section.
- (4) Shared offices or incubator workspaces.
- (5) Administrative offices for contractors, maintenance, and service professionals, without outside storage.
- (6) Any of the following uses when conducted wholly within a completely enclosed building.
 - a. Warehousing and wholesale establishments, and trucking facilities.
 - b. The manufacture, compounding, processing, packaging or treatment of such products as: Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops.
 - c. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metal or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - g. Laboratories—Experimental, film or testing.
 - h. Manufacture and repair of electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - i. Warehouse, storage and transfer and electric and gas service buildings and yards, excluding gas treatment and gas pumping stations. Water supply and sewage disposal plants, water and gas tanks and holders.
 - j. Retail sales of items that are sold at wholesale on the premises. Such retail sales shall be strictly incidental to the wholesale sales and the area devoted to such sales shall not exceed 15 percent of the gross floor area. The retail sales area shall meet the parking requirements in section 10.505(11)(v).

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- (7) Accessory buildings, uses and storage uses customarily incident to the above permitted uses, subject to requirements of section 10.504, accessory buildings, structures, and uses.
- (8) Medical marihuana facilities licensed and approved by the city.
- (9) Adult-use marihuana establishments licensed and approved by the city
- (10) Business or trade schools.
- (11) Bus passenger stations.
- (12) Restaurants, which may include take out, drive-through lanes and/or alcoholic beverages, subject to the following conditions:
- a. Such uses shall be on parcels with frontage on arterial or collector streets as defined in Madison Heights Master Plan. The frontage requirement may be satisfied by frontage on a side street where the use has some frontage on an arterial or collector streets. Frontage on local roads may be permitted by the planning commission provided the applicant demonstrates compatibility with surrounding uses and connectivity to similar uses.
 - b. Drive-through lanes are subject to the following standards:
 - i. Special approval is required for drive-through lanes located within the boundaries of the Southend Downtown Development Authority (DDA), subject to the procedures of section 10.201.
 - ii. Drive-through lanes are subject to the use-specific standards listed in section 10.318(5)b.
 - c. Outdoor seating is permitted after site plan approval for restaurants that do not serve alcohol, subject to the requirements listed in section 10.318(5). Special approval is required for outdoor seating at any restaurant that serves alcohol.
- (13) Microbreweries and distilleries subject to the following conditions:
- a. No storage in any detached, separate container (e.g. a silo) for hops, barley, wheat or other grain used in the brewing process shall be permitted. No open storage of bottles, pallets or other containers shall be permitted. No storage in tractor trailers shall be permitted longer than 24 hours and only if such is conducted when attached to a motorized cab. All such storage shall be totally within walls of establishment.
 - b. No outside tent shall be permitted on any off-street parking lot or off-street loading/unloading area except as may be permitted as a temporary tent sale.
 - c. Addition of an accessory brewpub, taproom or a restaurant that will serve alcohol on the premises shall be subject to a special approval as listed in section 10.329(8) of this section.
- (14) Loft dwelling units are permitted on all M-1 zoned property that is located entirely within the boundaries of the Southend Downtown Development Authority (DDA) in accordance with the following standards:
- a. Loft dwelling units shall have a minimum area of 750 square feet.
 - b. Loft dwelling units shall be permitted only where the building and use is in conformance with the provisions of this ordinance. Where an existing building is nonconforming as to setback(s), loft dwelling units shall be permitted to continue said nonconforming setback(s) vertically for second and third floor additions, provided there are no horizontal or cantilevered extensions of the structure that would increase setback nonconformity.
 - c. Loft dwelling units may be located on the first or second floor. Where loft dwelling units are proposed for the second floor, a third story is allowed to permit two story dwelling units, where the third story shall be part of the dwelling unit located directly underneath.

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- d. Parking shall provide for a minimum of one space per dwelling unit in addition to any parking requirements for the principal use(s).
 - e. Pedestrian entrance doors to loft dwelling units may be located on the front, side or rear of the structure. When located on the front of the structure, each pedestrian access door shall serve not less than two units. Where permitted, exterior stairways shall be architecturally compatible with the principal structure. Architectural or design modifications may be required to insure compatibility of the proposed design with the building and adjacent properties. Building elevations of all sides shall be included with the site plan application.
 - f. An exterior patio or balcony is permitted but shall be located on the street side of the structure. No portion of any structure may extend over any public right-of-way, public alley or public sidewalk.
- (15) Mixed use developments are permitted on all M-1 zoned property that is located entirely within the boundaries of the Southend Downtown Development Authority (DDA) in accordance with standards listed in section 10.325(10) mixed use developments in B-3. In addition, it is subject to the following setbacks:
- i. The maximum front yard setback for new structures shall be five feet.
 - ii. A minimum of ten feet setback shall be maintained for all other yards, unless when it abuts a single-family residential district, a minimum of 20 feet should be provided.
 - iii. For all buildings within 50 feet from the single-family district, the building façade facing a single-family residential district shall be designed to minimize views from the building into adjacent single-family homes
 - iv. All required parking drives and service areas shall be located between the building and adjacent single-family districts. Where additions to existing structures are proposed, existing setbacks may be used for second and third floor additions, provided there are no further expansion(s) of non-conformity.
- (16) Public or private health and fitness facilities and clubs. All fitness activities shall be contained within a completely enclosed building.
- (17) Indoor recreational facilities including training facilities
- (18) Financial institutions, and union halls.
- (19) Artisan manufacturing studios.
- i. Artisan manufacturing, limited means the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage and distribution of such products.
 - ii. Limited retail sales may be permitted, as an incidental use. The area devoted to such sales shall not exceed 15 percent of the gross floor area. The retail sales area shall meet the parking requirements in section 10.505(11)(v).
 - iii. Typical artisan manufacturing uses include but are not limited to: electronic goods; food and bakery products; non-alcoholic beverages; printmaking; household appliances; glass blowing, leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Following uses are permitted when they do not abut residential districts. A special approval is required when abutting residential districts. Accessory buildings, uses and storage uses customarily incident to the below listed uses, subject to requirements of section 10.504, accessory buildings, structures, and uses.

- (20) Private outdoor recreation facilities.

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- (21) Offices for contractors, maintenance, and service professionals.
- (22) Industrial tool and equipment sales, service, storage and distribution.
- (23) Sale of used or new automobile, trailers, RV and boats.
- (24) Commercial kennels and pet boarding facilities subject to the following conditions:
- a. Any outdoor facilities shall not be closer than 500 feet from the boundary of the adjacent residential zoning.
 - b. Any outdoor facilities shall be located in the interior side yard or rear yard.
 - c. A six foot tall, solid, obscuring fence or wall shall completely enclose all outdoor facilities. The outdoor facilities shall not encroach into any required building setback.
 - d. All animal waste shall be removed from the outdoor area daily and disposed of in a sanitary manner.
 - e. Pets shall not be permitted to remain outdoors overnight.
 - f. Animal wastes, biohazard materials or byproducts shall be disposed of as recommended by the Michigan Department of Public Health, and/or other duly appointed authority at the discretion of the city. All other wastes shall be contained in leak-proof and odor proof containers. No animal wastes, biohazard materials or byproducts shall be buried, composted, or incinerated on-site, or allowed to enter into groundwater.
- (25) Self-storage facilities, subject to the following conditions.
- a. All yard setbacks established in the M-1 district for buildings shall be complied with, except that setbacks between mini-warehouses on the same site may be 25 feet apart, side to side or front to rear.
 - b. Maximum lot coverage may not exceed 40 percent.
 - c. Maximum length of any mini-warehouse shall be 250 feet.
 - d. No building or structure other than the manager's quarters shall exceed 15 feet in height, when abutting residential districts.
 - e. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at section 2.2.
 - f. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the city standards.
 - g. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

(Ord. No. 471, § 1, 1-31-72; Ord. No. 690, § 7, 5-13-85; Ord. No. 1076, §§ 8, 9, 10-12-10; Ord. No. 2128, §§ 11, 12, 1-14-19; Ord. No. 2130, § 1, 2-25-19; Ord. No. 2157, § 1, 7-13-20; Ord. No. 2169, § 1, 9-13-21; Ord. No. 2174, § 7, 11-22-21)

Sec. 10.329. Uses permissible on special approval.

Under such conditions as the city council, after hearing finds the use as not being injurious to the M-1 Light Industrial District and environs and not contrary to the spirit and purpose of this Ordinance, the following uses may be permitted:

- (1) Automobile or other machinery assembly plants subject to adequate control of noise and/or other nuisances.

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- (2) Painting, varnishing and undercoating shops when set back at least 75 feet from any adjacent residential districts and provided further that such operation be conducted within a completely enclosed building.
 - (3) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
 - (4) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, and may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.
 - (5) Retail or service uses which are harmonious with and have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to, building material outlets, lumber yards, new automobile or boat sales and service) or serve the convenience needs of the industrial district. Open storage of all building materials shall be subject to standards in section 10.509, performance standards. Open storage of all uses included in the definition of "junkyard," used machinery, and the residue or waste products from any manufacturing process shall be expressly prohibited. Approval of any retail or service use under the provisions of this section shall be contingent on a finding that the proposed use is in character with the development of the specific district within which such use is proposed to be located.
 - (6) Motor vehicle heavy and light repair facilities and/or motor vehicle maintenance service facilities subject to the applicable requirements of subsection 10.319(2).
 - (7) The construction of high-rise buildings up to six stories and 75 feet in height is permitted upon special approval subject to the following conditions:
 - a. The parcel shall not abut any residential district.
 - b. Uses shall be limited to permitted principal or special approval uses in the M-1 District.
 - c. Parking shall be provided for all uses in accordance with the provisions of sections 10.505, 10.506 and 10.507.
 - (8) Establishments that primarily serve alcoholic beverages for consumption on the premises. Any facility that serves alcohol beverages with outdoor seating subject to the conditions listed in section 10.318(5) for outdoor restaurants in general.
 - (9) Restaurants with drive-through lanes located within the boundaries of the Southend Downtown Development Authority (DDA), subject to the use-specific standards of section 10.318(5)b.

(Ord. No. 690, § 8, 5-13-85; Ord. No. 969, § 5, 4-27-98; Ord. No. 2128, §§ 13, 14, 1-14-19; Ord. No. 2169, § 2, 9-13-21; Ord. No. 2168, § 6, 9-13-21; Ord. No. 2174, § 8, 11-22-21)

Sec. 10.330. Required conditions.

Any use established in the M-1 District shall be operated so as to comply with the performance standards set forth hereinafter in section 10.509.

Sec. 10.331. Area and bulk requirements.

See section 10.400, "Schedule of Regulations," limiting the height and bulk of buildings, and the minimum size of lot by permitted land use.