

ARTICLE X
INDUSTRIAL DISTRICT REGULATIONS

SECTION 1000. INTENT

This article provides for development of a full range of industrial use in two districts, the I-1 Restricted Industrial District and the I-2 General Industrial District. In addition to the industrial uses, these two districts also provide for general service district uses which are compatible with industrial uses, and are often incompatible with other commercial uses. The I-1 and I-2 Districts are restricted to industrial and general service district uses in order to ensure adequate area to meet the long-range potential demand for such uses. The I-1 Restricted Industrial District is intended to provide for light industrial activities which do not create an appreciable nuisance or hazard. The I-2 General Industrial District permits heavy industrial uses in addition to a full range of light industrial and general service district uses. The I-1 and I-2 Districts are intended for sites designated "Restricted Industrial" and "General Industrial," respectively in the Highland Township Comprehensive Plan.

SECTION 1001. GENERAL REQUIREMENTS: INDUSTRIAL DISTRICTS

1001-1. Permitted Uses: Industrial Districts

Permitted uses of land or buildings, as herein listed, shall be permitted in the districts indicated under the conditions specified. No buildings or zoning lot or condominium unit shall be devoted to any use other than a use permitted herein in the zoning district in which such building or zoning lot shall be located, except in accordance with the provisions of Section 1712, Interpretation of Use Lists.

1001-2. Prohibited Uses: Industrial Districts

It is the intent of this Ordinance to specifically prohibit uses which are not listed as permitted uses or which are not approved for addition to the list of permitted uses in accordance with Section 1712, Interpretation of Use Lists. Establishments which have more than fifteen (15) percent of their floor area devoted to other uses or to accessory uses shall be deemed in violation of this Ordinance.

1001-3. Underground Placement of Public Utilities and Telephone and Electrical Wires; Industrial Districts

For all used subject to the site design standards set forth in Article XIII, telephone and electrical wires and other public utilities shall be placed underground.

1001-4. Site Design Review Procedures and Standards: Industrial Districts

All uses shall be subject to the site design standards of Article XIII, and the site plan review procedures of Article XIV, and where the lot is a condominium, the site development regulations of Section 1104-8A for Condominium Projects.

1001-5. Signs: Industrial Districts

Signs shall be permitted in accordance with the regulations established in Article XV.

1001-6. Off-street Parking and Loading: Industrial Districts

Off-street parking and loading facilities, accessory to uses permitted, shall be provided in accordance with the regulations established in Article XVI.

1001-7. Performance Standards

- a. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
- b. No activity shall emit dangerous radioactivity at any point or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- c. No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.
- d. Smoke shall not be emitted with a density greater than No. 1 on the Ringelmann Chart as issued by the U. S. Bureau of Mines except for once hourly blow-off periods of ten minutes duration when a density of not more than No. 2 is permitted.
- e. No malodorous gas or matter shall be permitted which is offensive or which produces a public nuisance or hazard on any adjoining lot or property.
- f. No pollution of air by fly-ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property or which can cause excessive soiling. Dust, dirt, smoke or fly-ash shall not be in excess of 0.3 grains per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty (50) percent excess air.
- g. No direct or reflected glare shall be permitted which is visible from any property or from any public street, road or highway. In particular, any operation or activity producing glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (0.5) of one (1) footcandle when measured at any residence or business district boundary line. Flickering or intense source of light shall be so controlled as not to cause a nuisance across any lot lines.
- h. Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Department of Health, the Michigan Water Resources Commission, the Oakland County Health Department and the U. S. Environmental Protection Agency. Such requirements and regulations shall apply in all cases except when they are less stringent than the following standards in which case the following standards shall apply:

1. No wastes shall be discharged in the public or private sewer system which is dangerous to the public health and safety.
 2. Acidity or alkalinity shall be neutralized to a PH of 7.0 as a daily average on a volumetric basis, with a maximum temporary variation of PH 5.0 to 10.0.
 3. Wastes shall contain no cyanides and no halogens and shall contain not more than 10 p.p.m. of the following gases: hydrogen sulphite, sulphur dioxide and nitrous oxide.
 4. Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceeding a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve or have a dimension greater than one-half (1/2) inch.
 5. Wastes shall not have chlorine demand greater than 15 p.p.m.
 6. Wastes shall not contain phenols in excess of .005 p.p.m.
 7. Wastes shall not contain any grease or oil or any oil substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.
- i. The measurable noise emanating from the premises and as measured at the street or property line may not exceed sixty (60) decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American Standards Association unless otherwise specified in the district regulations. Objectionable noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.

1001-8 Alternate Performance Standard Requirements

Uses of land which are specifically permitted by this ordinance may be approved even if they do not meet the performance standards set forth in Subsection 1001-7. Such uses shall be approved only if the Planning Commission finds based on substantial facts and analysis completed by qualified professionals who are not associated with the applicant that such use will be operated as closely to the specified performance standards as is permitted by the best equipment, building and site development technology generally available. In making such a determination, technology shall be considered to be generally available if it is used by any other operators. The fact that a certain technology is more costly than generally used shall not be a basis for determining that it is not generally available.

SECTION 1002. I-1 LIGHT INDUSTRIAL DISTRICT

1002-1. Conditions: I-1 Light Industrial District

Uses allowed in the I-1 Light Industrial District are subject to the following conditions:

- a. Dwelling units and lodging rooms, other than watchmen's quarters, are not permitted.
- b. No building shall be erected or altered and no land shall be used for any of the following either as principal or accessory uses:

Cement and cement products manufacturing.

Chemical manufacturing, basic or semi-finished, including but not limited to cellulose products; resins; dye stuffs; glue; vegetable, animal and mineral fats or oils; explosives; combustible gases; soap; detergents; fertilizer derived from animal origins; asphaltic and tar products, including asphaltic paving materials.

Chemical manufacturing, heavy, including but not limited to mineral acids or other corrosives, ammonia, caustic soap and sulfuric acid.

Drop forging.

Junk yards, including junk processing, sale, storage or reclamation, any and all kinds including automobile wrecking and storage.

Leather curing and tanning.

Metal or alloy ingot manufacturing.

Open hearth and blast furnaces.

Petroleum refining.

Paper and related products milling.

Petroleum bulk storage.

Slaughtering or processing of animals.

Stock yards.

- c. All processing, manufacturing and other industrial activities, except for off-street loading, shall be conducted within enclosed buildings, unless otherwise indicated herein.
- d. All storage shall be within completely enclosed buildings or shall be located in the side or rear yard and screened as required in Section 1305. Outdoor storage areas which, because of topographic changes, cannot be completely screened from residential areas shall be prohibited.
- e. The following machines and equipment shall not be used: punch presses, steam hammers, drop hammers, stamping machines and forging equipment.

1002-2. Principal Uses Permitted by Right: I-1 District

The following land and/or structure uses shall be permitted by right in the I-1 Light Industrial District subject to the lot size, yard and building requirements set forth in this Article:

- a. Lower-intensity office uses:
 - Accounting offices;
 - Advertising agencies;
 - Architectural, engineering, and similar offices;
 - Business offices;

Business service establishments, including:
Consumer credit reporting agencies;
Duplicating services;
Mailing and stenographic services;
Management consulting services;
Other similar business services;
Insurance offices, but not insurance claims centers;
Legal offices;
Nonprofit organization offices (but not meeting halls), including:
Civic, social and fraternal organizations;
Political organizations;
Professional membership organizations;
Labor unions; and,
Stock, bond and other brokerage establishments.

b. Higher-intensity office uses:

Governmental offices;
Medical offices and outpatient clinics;
Real estate offices; and,
Insurance claims centers.

c. General Commercial Uses:

Auction rooms;
Catering establishments;
Clubs and lodges, private;
Janitorial equipment and supply establishments;
Meeting Halls and banquet rooms;
Monument sales establishments;
Newspaper distributing agencies;
Parking lots and garages.

d. General sales and service uses as listed below:

Ambulance service.
Amusement device sales and service;
Appliance repair;
Automobile and light truck rental agency storage
and maintenance yards;
Automobile and light truck sales and service agencies;
Automobile parts and accessory stores including the
installation of parts and accessories
Automobile repair;
Boat and boat accessory sales establishments;
Boat storage establishments;
Building cleaning establishments;
Farm equipment sales and service establishments;
Feed and seed stores;
Food storage lockers;
Furniture and domestic equipment rental establishments;
Furniture repair and refinishing;

Golf driving ranges;
Greenhouses and retail nurseries;
Mechanical and electrical equipment repair;
Motorcycle sales and service establishments;
Printing, binding, photostating, phototypesetting,
blueprinting and similar establishments;
Plumbing and heating contractor establishments;
Recreation vehicle sales and service establishments;
Small motor and machine repair;
Trailer sales and rental establishments;
Upholstering, cloth and canvas products fabrication, including the fabrication
of slipcovers, awnings and similar products; and,
Warehouses and outdoor storage for families and small businesses.

e. Light industrial uses as listed below:

Automobile repair including major automobile repair as defined in Article II;
Building materials and supplies;
Custom cabinet making;
Construction contractors, except as otherwise specified;
Dry cleaning establishments, industrial, serving pick up stations located off
the premises;
Electrical contractors;
Greenhouses, wholesale;
Heating, ventilating and air conditioning contractors
Insulation contractors;
Laboratories, research and testing;
Landscape contractors;
Laundries, industrial, serving pick up stations located off the premises;
Lawn maintenance contractors;
Lawn spraying contractors;
Manned balloon launching facilities;
Plumbing contractors;
Sign manufacturing;
Warehouse and storage facilities; and,
Water-well drilling contractors.

f. Public utility uses as listed below:

Electrical substations;
Gas regulator stations;
Major transmission lines;
Telephone exchange and transmission equipment buildings;
Railroad rights-of-way, but excluding railroad yards and shops;
Water pumping stations; and,

Water and waste water works, reservoirs, pumping and
filtration plants.

g. Amusement establishments including bowling alleys, skating rinks, indoor
shooting ranges and dance halls.

- h. Automobile filling stations.
- i. Automobile service stations.
- j. Automobile washing establishments.
- k. Essential services as set forth in Section 180l.
- l. Laboratories, film.
- m. Laboratories, medical and dental.
- n. Temporary outdoor sales conducted by uses permitted by right and special land uses.
- o. Wireless Communication Antennas, Wireless Communication Facilities and Wireless Communication Support Facilities, subject to the intent and conditions outlined in Section 1104-26.

1002-3. Principal Uses Permitted as Special Land Uses: I-1 District

The following land and/or structure uses shall be permitted as special land uses in the I-1 Light Industrial District subject to the standards and approval requirements as provided in Article XI, and also subject to: 1) the requirement that no I-1 special land use site be located closer than 200 feet to any property zoned agricultural or residential, and 2) a finding by the Township Board based on substantial evidence that each use approved will be conducted at a scale and according to procedures which are compatible with the spirit and intent of the I-1 Light Industrial District:

- Adaptive reuse of historical homes;
- Bottle and beverage distributing;
- Brewing and distilling;
- Can and similar container manufacturing;
- Carpet manufacturing;
- Ceramic and pottery manufacturing;
- Cloth products manufacturing from finished cloth;
- Communications equipment manufacturing;
- Component parts manufacturing;
- Electronic and scientific instrument manufacturing;
- Food manufacturing, packaging and processing;
- Furniture manufacturing;
- Glass products manufacturing;
- Insulating materials manufacturing;
- Jewelry manufacturing;
- Leather products manufacturing from finished leather
- Lumber milling, temporary
- Machine tool and automated tool manufacturing;
- Mattress manufacturing;
- Mechanical and electrical appliance and equipment manufacturing;
- Metal products processing including machining, welding, molding, extrusion, buffing and polishing;
- Musical instrument and case manufacturing
- Optical goods manufacturing;
- Orthopedic and medical appliance manufacturing;

Package express services;
Paper and cardboard products manufacturing;
Plastic molding and extrusion;
Pharmaceutical manufacturing;
Recreation vehicle assembly;
Rope, cord and twine manufacturing;
Sporting goods manufacturing;
Structural steel fabrication;
Theaters, outdoor; and,
Trade schools involving industrial, motor vehicle and other
similar equipment

1002-4. Accessory Structures: I-1 District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal special land uses shall be permitted subject to the following requirements:

- a. No accessory structure or use shall occupy more than fifteen (15) percent of the floor area of the principal uses. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structure to which it is accessory.
- b. No accessory building shall be located in any required or unrequired front yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

1002-5. Minimum Lot Size Requirements: I-1 District

- a. Minimum lot area and buildable area: 30,000 square feet.
- b. Minimum lot width: 150 feet, or one-third lot depth, whichever is greater.

1002-6. Minimum Yard Requirements: I-1 District

- a. Minimum setback requirements:
 1. For principal and accessory buildings and structures:

Front:	(a)	75 feet from M-59 and proposed Oakland County Road Commission right-of-way lines.
	(b)	75 feet from all other right-of-way lines.
Side:	(a)	From property lines of property zoned agricultural or residential: 100 feet for the first 15 feet of building height plus 5 feet for each additional foot of building or structure height.
	(b)	From railroad right-of-way line: 50 feet.

(c) From other property: 20 feet.

Rear: (a) From property lines of property zoned agricultural or residential: 100 feet for the first 15 feet of building or structure height plus 5 feet for each additional foot of building height.

(b) From railroad right-of-way line: 50 feet.

(c) From other property: 40 feet.

Water: (a) 65 feet from high water line of subaqueous areas.

2. For septic tanks and fields:

Water: (a) 125 feet from high water line of subaqueous areas.

- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in section 1709, 3) exterior lighting as regulated in section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the same yard setback and other requirements as front yards.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required side and rear yards but not within any required landscape buffer strip nor closer than 100 feet to any property line of property zoned agricultural or residential. Unsheltered parking shall be permitted in unrequired front, side and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side or rear yards.

1002-7. Maximum Bulk Requirements: I-1 District

- a. Maximum structure height: 30 feet.

- b. Maximum lot coverage by buildings: 35 percent for all principal and accessory structures.

1002-8. Other Requirements: I-1 District

See articles XI through XVIII for additional requirements where applicable.

SECTION 1003. I-2 INDUSTRIAL DISTRICT

1003-1. Principal Uses Permitted by Right: I-2 General Industrial District

The following land and/or structure uses shall be permitted by right in the I-2 General Industrial District subject to the lot size, yard and building bulk requirements set forth in this Article:

- a. Lower-intensity office uses:

- Accounting offices;
- Advertising agencies;
- Architectural, engineering and similar offices; Business offices;
- Business service establishments, including:
 - Consumer credit reporting agencies;
 - Duplicating services;
 - Mailing and stenographic services;
 - Management consulting services;
 - Other similar business services;
- Insurance offices, but not insurance claims centers;
- Legal offices;
- Nonprofit organization offices (but not meeting halls), including:
 - Civic, social and fraternal organizations;
 - Political organizations;
 - Professional membership organizations;
 - Labor unions; and,
- Stock, bond and other brokerage establishments.

- b. Higher-intensity office uses:

- Governmental offices;
- Medical offices and outpatient clinics;
- Real estate offices; and,
- Insurance claims centers.

- c. General sales and service uses as listed below:

- Ambulance service;
- Amusement device sales and service;
- Appliance repair;
- Automobile and light truck rental agency storage
and maintenance yards;
- Automobile and light truck sales and service agencies;

Automobile parts and accessory stores including the installation of parts and accessories
Automobile repair;
Boat and boat accessory sales establishments;
Boat storage establishments;
Building cleaning establishments;
Farm equipment sales and service establishments;
Feed and seed stores;
Food storage lockers;
Furniture and domestic equipment rental establishments;
Furniture repair and refinishing;
Golf driving ranges;
Greenhouses and retail nurseries;
Mechanical and electrical equipment repair;
Motorcycle sales and service establishments;
Printing, binding, photostating, phototypesetting, blueprinting and similar establishments;
Plumbing and heating contractor establishments;
Recreation vehicle sales and service establishments;
Small motor and machine repair;
Trailer sales and rental establishments;
Upholstering, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings and similar products;
and,
Warehouses and outdoor storage areas for families and small businesses.

d. Light industrial uses as listed below:

Automobile and other motor vehicle body repair including major automobile repair as defined in Article II;
Building materials and supplies;
Custom cabinet making;
Construction contractors, except as otherwise specified;
Dry cleaning establishments, industrial, serving pick up stations located off the premises;
Electrical contractors;
Greenhouses, wholesale;
Heating, ventilating and air conditioning contractors
Insulation contractors;
Laboratories, research and testing;
Landscape contractors;
Laundries, industrial, serving pick up stations located off the premises;
Lawn maintenance contractors;
Lawn spraying contractors;
Manned balloon launching facilities;
Plumbing contractors;
Sign manufacturing;
Warehouse and storage facilities; and,
Water-well drilling contractors.

e. General industrial uses as listed below:

Bottle and beverage distributing;
Brewing and distilling;

Can and similar container manufacturing;
Carpet manufacturing;
Ceramic and pottery manufacturing;
Cloth products manufacturing from finished cloth;
Communications equipment manufacturing;
Component parts manufacturing;
Electronic and scientific instrument manufacturing;
Food manufacturing, packaging and processing;
Furniture manufacturing;
Glass products manufacturing;
Insulating materials manufacturing;
Jewelry manufacturing;
Leather products manufacturing from finished leather;
Lumber milling, temporary;
Machine tool and automated tool manufacturing;
Mattress manufacturing;
Mechanical and electrical appliance and equipment manufacturing;
Metal products processing including machining, welding, molding, extrusion,
buffing and polishing;
Musical instrument and case manufacturing;
Optical goods manufacturing;
Orthopedic and medical appliance manufacturing
Package express services;
Paper and cardboard products manufacturing;
Plastic molding and extrusion;
Pharmaceutical manufacturing;
Recreation vehicle assembly;
Rope, cord and twine manufacturing;
Sporting goods manufacturing; and,
Structural steel fabrication.

f. Public utility uses as listed below:

Electrical substations;
Gas regulator stations;
Major transmission lines;
Telephone exchange and transmission equipment buildings;
Railroad rights-of-way, but excluding railroad
Water pumping stations; and,
Water and waste water works, reservoirs, pumping and filtration plants

- g. Amusement establishments including bowling alleys, skating rinks, indoor shooting ranges and dance halls.
- h. Automobile filling stations.
- i. Automobile service stations.
- j. Automobile washing establishments.

- k. Drive through facilities for permitted uses.
- l. Essential services as set forth in Section 180l.
- m. Laboratories, film.
- n. Laboratories, medical and dental.
- o. Temporary outdoor sales conducted by uses permitted by right and special land uses.
- p. Wireless Communication Antennas, Wireless Communication Facilities and Wireless Communication Support Facilities, subject to the intent and conditions outlined in Section 1104-26.

1003-2. Principal Uses Permitted as Special Land Uses: I-2 General Industrial District

The following land and/or structure uses shall be permitted as special land uses in the I-2 General Industrial District subject to the standards and approval requirements as provided in Article XI:

- Adaptive reuse of historical homes;
- Automobile assembly;
- Automobile testing and race courses;
- Biotechnical products manufacturing;
- Cement and cement products manufacturing;
- Chemical manufacturing, basic or semi-finished including but not limited to animal, vegetable and mineral fats and oils; asphaltic and tar products including asphaltic paving materials; cellulose products; combustible gases and explosives; dye stuffs; fertilizers; glue; paints and other coatings; soaps and detergents; resins;
- Chemical manufacturing, heavy, including but not limited to ammonia, caustic soap, sulfuric acid, mineral acids and other corrosives;
- Coal and coke yards;
- Drop forging;
- Garbage and refuse incineration or compaction;
- Glass manufacturing;
- Grain elevators;
- Hazardous waste disposal and incineration;
- Junk yards, including junk processing, sale, storage, reclamation of any kind;
- Leather curing and tanning;
- Lime, gypsum and plastic manufacturing
- Lumber milling and planing;
- Metal or alloy ingot manufacturing;
- Metal stamping and pressing;
- Metal plating;
- Motor freight terminals;
- Motor vehicle amusement facilities including go cart courses and similar uses;
- Paper and paper products milling;
- Paving contractors;
- Petroleum bulk storage;
- Petroleum refining;
- Power plants;

Rubbish and garbage removal contractors;
Rubbish and garbage transfer stations;
Sanitary land fills (dumps);
Slaughtering or processing of animals;
Smelting of ferrous and non-ferrous metals
Stockyards;
Temporary or periodic outdoor or tent sales not conducted in conjunction with
a permanent use permitted by right or permitted as a special land use;
Theaters, outdoor;
Tire manufacturing; and,
Trade schools involving industrial, motor vehicle and other similar
equipment.
Yard waste and composing facilities.

1003-3. Accessory Structures and Uses: I-2 General Industrial District

Accessory structures and uses typically incidental to principal uses permitted by right or a principal special land uses shall be permitted subject to the following requirements:

- a. No accessory structure or use shall occupy more than fifteen (15) percent of the floor area of the principal uses. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structure to which it is accessory.
- b. No accessory building shall be located in any required or unrequired front yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

1003-4. Minimum Lot Size Requirements: I-2 General Industrial District

- a. Minimum lot area and buildable area: 120,000 square feet.
- b. Minimum lot width: 200 feet or one-third of the lot depth, whichever is greater.

1003-5. Minimum Yard Requirements: I-2 General Industrial District

- a. Minimum setback requirements:
 1. For principal and accessory buildings and structures:
Front: (a) 100 feet from proposed M-59 and Oakland County Road Commission right-of-way lines.

- (b) 100 feet from all other right-of- way lines.
 - Side: (a) From property lines of property zoned agricultural or residential: 100 feet for the first 15 feet of building or structure height plus 5 feet for each additional foot of building or structure height.
 - (b) From railroad right-of-way line: 100 feet.
 - (c) From other property: 30 feet.
 - Rear: (a) From property lines of property zoned agricultural or residential: 200 feet for the first 15 feet of building or structure height plus 5 feet for each additional foot of building or structure height.
 - (b) From railroad right-of-way line: 100 feet.
 - (c) From other property: 50 feet.
 - Water: (a) 65 feet from high water line of subaqueous areas.
2. For septic tanks and fields:
- Water: (a) 125 feet from high water line of subaqueous areas.

- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the same yard setback and other requirements as front yards.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required side and rear yards but not within any required landscape buffer strip nor closer than 200 feet to any

property line of property zoned agricultural or residential. Unsheltered parking shall be permitted in unrequired front, side and rear yard areas.

- f. Parking structures and shelters shall not be permitted in any required front, side or rear yard. Parking structures and shelters shall be permitted in unrequired front, side or rear yards.

1003-6. Maximum Bulk Requirements: I-2 General Industrial District

- a. Maximum structure height: 50 feet.
- b. Maximum lot coverage by buildings: 35 percent for all principal and accessory structures.

1003-7. Other Requirements: I-2 District

See articles XI through XVIII for additional requirements where applicable.