

CHAPTER 17.52

M-1 INDUSTRIAL DISTRICT

17.52.010 STATEMENT OF PURPOSE

The M-1 Industrial District is intended to permit certain industries which are of a light manufacturing, wholesaling and warehousing character to locate in planned areas of the city. So that such uses may be integrated with nearby land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste and other features of industrial operations so as to avoid adverse effects.

17.52.020 PRINCIPAL PERMITTED USES

In the M-1 District, no uses shall be permitted unless otherwise provided in this chapter, except any of for the following uses:

- A. Excavation equipment and machinery sales.
- B. Manufacturing and Industrial Establishments.
 - 1. The assembly, fabrication, manufacture, packaging or treatment of such products as food products (excluding butchering and animal slaughtering), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.
 - 2. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, 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.
 - 3. 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 folding of box, carton and cardboard products.
- C. Laboratories, research or testing.
- D. Central dry-cleaning plants and laundries.
- E. Public utility buildings, telephone exchange buildings, electric transformers.
- F. Wireless telecommunication facilities, limited to attached antennae colocated upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.

17.52.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A. Automobile wash establishments.
- B. Gas stations, excluding minor accessory auto repair.
- C. Accessory buildings, structures, and uses customarily incidental to the principal use.

17.52.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Automobile repair shops, including minor and/or major repair.
 - 1. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.
 - 2. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.
 - 3. The sale of automobiles shall be prohibited except when in conjunction with new automobile sales or rental.
 - 4. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
 - 5. Special consideration of potential noise and pollution nuisances is required.
 - 6. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.
 - 7. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.
- B. Metal plating, buffing and polishing.
- C. 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; tobacco and tobacco products; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this district.

D. Painting and varnishing.**E. Junk yards.**

1. Outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
2. No materials shall be stored above the height of the required wall.
3. All storage areas shall be paved and drained.

F. Radio and television towers.

1. Each tower shall be set back from all property lines a minimum distance equal to the height of the tower.
2. A 6 foot decorative fence shall be installed around the entire perimeter of the facility with one deciduous or evergreen shrub of at least 36 inches in height per every 4 linear feet of perimeter planted around the exterior of the fence.
3. Radio, television, and other types of communication towers shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
4. Special consideration shall be given to any safety hazards.

F. Gas stations, including accessory minor auto repair.

1. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.
2. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.
3. The sale of automobiles shall be prohibited.
4. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
5. Special consideration of potential noise and pollution nuisances is required.
6. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.
7. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.

G. Scrap metal dealers.

1. Any accessory outdoor storage shall be screened in accordance with Chapter 17.18 *Performance Standards*.

2. No materials shall be stored above the height of the required walls.
 3. All storage areas shall be paved and drained.
 4. All gates shall remain closed unless receiving or transporting metal or other materials as allowed.
 5. See Chapter 5.55 Scrap Metal Dealers of the Hazel Park Municipal Code for additional requirements.
- H. Wireless telecommunication facilities, subject to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.

17.52.050 OUTDOOR STORAGE

All manufacturing activities shall be conducted within an enclosed building, except that external storage of materials may be permitted, provided that the storage area shall be visually screened from all streets and adjoining commercial and residential properties with a continuous solid masonry wall, 8 feet in height above the surface of the ground. Such walls shall be capped and constructed of decorative materials (brick, brick facia, stone, split face block, etc.), with the decorative surface facing towards the adjoining commercial and residential properties. The Planning Commission may also require the use of landscaping as stipulated in Chapter 17.12 *Landscaping Standards*, in conjunction with the required masonry wall, if it determines a buffer strip is needed to further screen such external storage from residentially zoned properties.

17.52.060 REQUIRED CONDITIONS

Within the M-1 District there shall be no dwellings, except existing dwellings, so used; schools, other than trade or industrial schools, hospitals or other institutions for human habitation or care unless accessory and incidental to a principal permitted use; or all classes of business uses except when such uses are for the convenience shopping of persons in the M-1 District, subject to the regulations applicable to such uses.

17.52.070 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

A. Area, height, bulk and placement requirements for the M-1 District shall be as follows:

Minimum Lot Width (in feet)	Minimum Lot Area (in square feet)	Maximum Lot Coverage (Percent)	Minimum Ground Floor Area (in square feet)	Maximum Ground Floor Area (in square feet)	Maximum Height of Building (in feet)	Minimum Yard Setbacks (in feet)		
						Front	Side	Rear
--	--	--	1,200	100,000	30	(A)	(A)	20 (B)

(A) No setback is required unless that property line abuts a residential district, in which case a 10 foot setback shall be required.

(B) In cases where a property abuts a public alley, half of the width of the alley may count toward the rear yard setback requirements.

- B. PLANNED UNIT DEVELOPMENTS.** Area, height, bulk and placement requirements for the M-1 District may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

17.52.080 DESIGN STANDARDS

The purpose of the following architectural and site design standards is to evaluate proposed buildings and site improvements during site plan review to ensure that certain design and appearance standards are maintained. These standards provide a means of evaluating whether the proposed building design and site layout meet the overall intent of site plan review, the Master Plan, and this title. These standards also are intended to protect the general health, safety, and welfare of the city by ensuring that the city's property values, building designs, appearance, character, and natural resources are preserved and respected by achieving high-quality design and adding distinctive architectural features and roof lines to the viewscapes of the city, while providing for architectural creativity.

- A. BUILDING MATERIALS.** Building materials shall be primarily natural products, conveying permanence, such as brick, decorative masonry block, stone, drivet, or beveled wood siding.
- B. WINDOWS.** 20 to 80 percent of the first floor elevation shall consist of windows.
- C. ENTRANCES.** Main entrances shall be emphasized prominent details such as deep overhangs, recesses, peaked roof forms, porches, or arches.
- D. EXCEPTIONS.** The Planning Commission may waive the requirements set forth above, if it finds that the standards for site plan approval (Section 17.60.080) have been met.

17.52.090 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*.