

ARTICLE XVII

INDUSTRIAL DISTRICT: M-1

SECTION 17.00 INTENT

The industrial district is intended to provide desirable areas in the Township to be primarily used for a manufacturing, assembling and fabrication operation, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the Township.

SECTION 17.01 PERMITTED PRINCIPAL USES

1. 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, petroleum bulk stations and terminals; tobacco and tobacco products; beer, wine, and distilled alcoholic beverages; paper and paper products; furniture and home furnishings, and any other commodity the manufacture of which is permitted in this district.
2. Truck terminals.
3. The assembly, fabrication, manufacture, packaging or treatment of such products as food products (excluding butchering, animal slaughtering), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances; radio and phonographs; pottery and figurines or other ceramic products using only previously pulverized clay.
4. The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials; bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, paper, plastics, precious or semi-precious 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 yards.
5. Tool and die shops and metal working machine shops involving the use of grinding or cutting tools, manufacturing of tools, dies, jigs, and fixtures.
6. Publishing, printing or forming of box, carton, and cardboard products.
7. Laboratories - research or testing.
8. Central dry cleaning plants and laundries.
9. Public Utility Uses: Electric transformer station and substation; electric transmission

towers; municipal buildings and uses; gas regulator and municipal utility pumping stations.

10. Retail and Service Establishments:
 - A. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments having drive-in or open front store are prohibited.
 - B. Truck tractor and trailer sales, rental and repair.
 - C. Dog kennels.
 - D. Automobile service stations in accordance with Section 4.15.
11. Accessory uses and buildings customarily incidental to the above Permitted Principal Uses.

SECTION 17.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted after there has been a review of preliminary site and building plans by the Township Planning Commission if the Commission finds that the proposed use will constitute a desirable and stable development which will be in harmony with development in adjacent areas; will not cause traffic congestion on public streets; and will not be contrary to the spirit and purpose of this Ordinance.

1. The assembly and or manufacture of automobiles, automobile bodies, parts and accessories, cigar and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware, treatment and/or manufacture of chemicals.
2. Processing, refining, or storage of food and food stuffs.
3. Breweries, distilleries, machine shops, metal buffing, plastering and polishing shops, millwork lumber and planing mills, painting and sheet metal shops, and welding shops.
4. Automobile bumpshops, tire vulcanizing and recapping shops.
5. Open storage yards of construction contractors' equipment and supplies, building materials, sand, gravel, or lumber subject to the following conditions:
 - A. Such uses shall be located at least two hundred (200) feet from any residential district.
 - B. If it is deemed essential by the Planning Commission to prevent loose materials from blowing into adjacent properties, a fence, tarpaulin or obscuring wall of no less than five (5) feet shall be required around the stored material.

- C. No required yard spaces shall be used for the storage of equipment or material.
- 6. Junk yards, subject to the regulations of the Township Junk Yard ordinance.
- 7. Accessory buildings and uses customarily incidental to the above permitted principal uses, including living quarters of a watchman or caretaker.

SECTION 17.03 INDUSTRIAL PERFORMANCE STANDARDS

All uses permitted in an industrial district shall comply with all applicable industrial performance standards as set forth in Article XIX of this Ordinance.

SECTION 17.04 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements unless otherwise specified as are provided in Article XX.

SECTION 17.05 SITE PLAN REVIEW

For all uses permitted in an industrial district, a site plan shall be submitted to the Planning Commission or to a designated appointee of the Planning Commission for review and approval in accordance with Section 4.16.

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