

**Article 2: Districts**  
**Division 4: Industrial**

**Section 235 Intent**

- a. The I-1 Light Industrial District is designed to accommodate establishments where the finished product generally consists of small machine parts, small electronic equipment, or similar items. All manufacturing operations within this District will have less than 90 decibels emanating from the building.
- b. The I-2 Heavy Industrial District is designed to accommodate wholesale activities, warehouses, major repair operations, manufacturing operations and other industrial uses whose external and physical effects are such that require them to be separated from residential uses. The location of the industrial uses may be located on individual lots or as part of an industrial park.

**Section 236 Uses Permitted**

In the Industrial Districts, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right and uses denoted by “CLU” are uses which have additional specific requirements. These uses may be approved administratively, whereas uses denoted by “SLU” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *Article X, Division X: Special Land Uses*. Any use requiring Planning Commission approval must be reviewed by a planning consultant and any other applicable consultants for compliance with zoning regulation and district intent.

	I-1	I-2	Requirements
<b>Office and Service Uses</b>			
Professional and Business Offices	P		
Drive-through window facilities	CUP		
<b>Industrial, Construction &amp; Storage</b>			
Any production, processing, cleaning, testing, repairing, storage and distribution of materials, goods, foodstuffs, and products not involving a normal retail or service activity	P		

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on the lot (Research and development)			
Contractor's establishments not engaging in any retail activities on the site	P		
Log yards (sorting and/or storage)	P		
Research and testing laboratories		SLU	
Concrete/Asphalt Plant	P		
Heavy Equipment Sales and Service	P		
Stone cutting and monuments	SLU		Section 557(21)
Building supply and equipment stores and yards	P		
Storage facilities/units	CLU		Section 544(12)
Outdoor storage	P		
Paper Mill		SLU	
Manufacturing and processing establishments, selling at least fifty (50) percent of the entire output at retail on the premises	P		
Truck terminal		SLU	Section 557(22)
Extractive uses (commercial mining of sand, gravel, stone, and similar materials)	SLU		Section 557(9)
Kennel	SLU		Section 557(12)
Cemetery	SLU		Section 557(6)
<b>Recreation and Entertainment Uses</b>			
Fitness center or health club	CLU		Section 544(7)
Adult Entertainment Regulated Uses	SLU		Section 557(1)
<b>Institutional, Educational, and Assembly Uses</b>			
Public buildings/utilities	SLU	SLU	Section 557(8)
Essential public service buildings and structures	SLU	SLU	Section 557(8)

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<b>Accessory</b>			
Wireless Communications Facilities	SLU		Section 557(24)
Wind Turbine (Commercial)	SLU		
Solar Energy (Commercial)	SLU	SLU	Section 557(23)

**Section 237 Requirements Applicable to All Uses**

All uses permitted by right, by Conditional Land Use approval, and by Special Land Use approval shall be required to meet the following requirements:

- a. Conducted Within Enclosed Buildings. All businesses or services shall be conducted within a completely enclosed building except where display, storage, service, or sales is permitted as an accessory use and has been approved as part of the site plan in accordance with the standards of Article X, Division X for the respective use or as otherwise permitted.
- b. Accessory uses customarily incidental to the above permitted uses, only when conducted within a completely enclosed building.
- c. Site and Building Design. All sites and buildings shall comply with the building, landscaping, parking, access, circulation, and all other design requirements of the Zoning Ordinance.

**Section 238 Provisions Applicable to Industrial Districts**

- a. Industrial Design Standards
  - 1. Physical features and site relationships. All development in the district shall minimize its impact on the natural environment and adjacent properties. Site design shall preserve and incorporate any natural features unique to the site. Specifically:
    - a) Topography and grading. Site improvements shall be designed to minimize changes to existing topography. Topography and existing vegetation shall be utilized for screening, buffering, and transition of uses and developments. The project shall be designed to avoid massive grading to create flat building “pads” and shall maintain a naturally appearing grading design. Grading should be blended with the contours of adjacent properties.
    - b) Existing site features. The design shall retain existing site features that are worthy of preservation as determined by the planning commission. The design shall also incorporate natural site amenities such as creeks, wetlands, views, trees, natural ground forms, and similar features into the overall site design.

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- c) Building orientation. The design shall be sensitive to the existing terrain, existing buildings in the surrounding area in terms of size, design, and orientation of buildings. Outdoor spaces shall be sensitive to views, climate, and the nature of outdoor activities that could occur in association with the project. This list is not exclusive.
- d) Building design. The design of buildings shall neither impair nor interfere with the development or enjoyment of other properties in the area. Through site planning and design, projects proposed near dissimilar land uses shall carefully address potential negative impacts on existing uses. These impacts may include, but are not limited to, traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
  - 1) Buildings shall have architectural variety but enhance the overall cohesive community character. Buildings shall possess a unified and cohesive design intent demonstrated through the basic attributes of form, symmetry, proportion, height, scale, and repetition. Building additions shall be compatible with the attributes of the existing building.
  - 2) Facade Articulation. Walls visible from the public right-of-way shall include architectural features customarily found on the front facade of a building, such as windows, awnings, cornice work, columns, edge detailing or other decorative finish materials. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale. Blank walls over 30 feet in length are not permitted.
  - 3) Windows. Window area shall make up at least twenty percent (20%) or more of the exterior wall area facing the principal street(s) from which access is gained, unless otherwise regulated elsewhere in this Division.
  - 4) Entrances. Customer entrances shall be clearly defined and highly visible. Features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged to identify such entrances. Entrances facing the street must be functional.
  - 5) Overhead loading doors shall not face a public street or residential district. The Planning Commission can waive this requirement upon a determination that there is no reasonable alternative, it is essential to the operation of the business, and the visual impact will be moderated through use of building materials, architectural features, or landscaping.

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- 6) Rooftop Equipment. Building-mounted mechanical equipment shall be screened.
- 2. Distance between buildings. In a development in which there is more than one building, the distance between buildings shall be limited. Covered walks, arcades, landscaping and/or special paving shall be provided to connect buildings with each other and with the street. A variety in building size and massing shall be encouraged provided that architectural and spatial consistency can be maintained through the use of proportion, height, materials, and design.
- 3. Rear façades of both new and existing buildings must be designed to permit public access from parking lots whenever appropriate.
- 4. Vehicular cross-access between properties shall be provided to minimize the number of curb cut openings onto public streets. Generally, vehicular access shall be limited, with no more than one access per street frontage.
- b. Existing buildings. The following shall apply to additions or remodeling of existing buildings or to accessory buildings on existing sites:
  - 1. Where a new wall material is proposed for an existing building wall, only that portion of the building being altered shall be subject to this Section. However, in considering the proposed alteration, the City may modify the material requirements of this Section to ensure consistency with the architecture of the remainder of the building.
  - 2. Where an addition is proposed to an existing building, the Planning Commission or Zoning Administrator may allow the use of existing or compatible wall materials for the addition; provided that the design of the alteration is consistent with the existing building wall design.

**Section 239 Area, Height, Bulk, and Placement Regulations**

All uses within the Industrial Districts shall adhere to the following area, height, bulk, and placement regulations:

	Min Lot Area (square feet)	Min Lot Width <sup>A</sup> (feet)	Setbacks <sup>B</sup> (feet)			Maximum Height (feet)	Maximum Lot Coverage (percentage)
			Front <sup>C</sup>	Side	Rear		
<b>I-1</b>	none	none	12	10	12	30	90%
<b>I-2</b>	25,000	125	50	25	50	40	30%

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### Footnotes:

<sup>a</sup>Lot width shall be measured at front setback line and shall not include any encumbrances, such as easements or other such restrictions.

<sup>b</sup>Cornices, eaves, and gutters may project two feet into the required yard. Attached or unattached decks and porches shall comply with required front, side, and rear setbacks.

<sup>c</sup>The front setback shall be measured from the road right-of-way, except where a parcel abuts a water body. In that case, the front setback shall be measured from the ordinary high-water mark to the nearest facing side of the structure.

## **Section 240      Site Development Requirements**

All principal uses and Special Land Uses are subject to the following site development requirements:

- a. Article 3: General Provisions
- b. Article 4 Division 1: Off-Street Parking And Loading Standards
- c. Article 4 Division 2: Access Management and Driveway Standards
- d. Article 4 Division 3: Landscape Standards and Tree Replacement
- e. Article 4 Division 4: Signs
- f. Article 4 Division 5: Lighting Standards
- g. Article 5 Division 1: Site Plan Review