

Plan shall be the rear property line.

10.08 REAR YARDS ABUTTING A STREET. On lots running through from street to street a rear yard shall be provided on the rear street conforming to the requirements for front yards on that street.

10.09 CORNER CLEARANCE FOR BUSINESS USE. No business building or structure shall be erected in the area bounded by the property lines of intersecting streets or highways, and a line joining points on such property lines, 8 feet distant from their point of intersection or in the case of a rounded corner the points of intersection of their tangents.

10.10 GREENBELT. All non-residential uses, when

adjacent to a residential district and not separated therefrom by a street or alley, shall provide and maintain in a healthy growing condition, a greenbelt buffer strip of trees or shrubs of not less than 8 feet in width along the adjoining property line.

10.11 SIZE OF BUILDINGS. No commercial or business building shall hereafter be erected or altered having a first floor area of less than 800 square feet or as otherwise approved by the Zoning Board of Appeals.

10.12 LOADING SPACE. Loading spaces shall be provided as required by Section 3.18 hereof.

ARTICLE XI

INDUSTRIAL DISTRICTS

Section 11.01 INDUSTRIAL CLASSIFICATION. Industry shall be classified as M-1, M-2 and M-3.

11.02 INDUSTRIAL STANDARDS. All uses herein permitted shall comply with the following table of standards:

(a) Front Yards	M-1 8 feet	M-2 20 foot	M-3 50 foot
Building lines and front yards shall not be established closer to the centerline of the street than the present or any future line established by the Master Thoroughfare Plan of the City.			
Provided, however, that if buildings are already situated on 50 per cent or more of the property located on the same side of the street and in the same block. All future buildings erected in said block and on such side of the street, shall provide for a yard with a depth which shall not be less, but need not be greater than the average depth of front yards on which there are existing buildings.			
(b) Side yards and rear yards	None	One 20 ft.-side yard 20' rear yard	20 ft. each yard
(c) Greenbelt	None except when a side yard abuts a zoning district other than industrial, then 8 ft. wide	Along all zoning district boundary lines which border on a more restrictive zoning district, except when properties are owned and used by but one owner and occupied as one parcel. Along all street property lines, but may be omitted along the front yard when the front yard is landscaped.	
(d) Height of Buildings (See Art. XIII for Height Exceptions).	2 stories 30 feet	2 stories 30 feet	2 stories 40 feet
(e) Dwellings	No	No	No
(f) Commercial Business	Yes	Yes	No Except when incidental to the principal industrial use.
(g) Automatic Screw Machines	Yes When operated with noise silencers and other sound absorbing devices (when located not less than 200 feet from any zoned residential district.)	Yes	Yes
(h) Stamping machines, punch presses and press brakes	All machines shall be placed on shock absorbing mountings and on a suitable reinforced concrete footings. No machine shall be loaded beyond the capacity as prescribed by the manufacturer. Displacement at the property line shall not exceed .003 of one inch.		
Up to 10 ton 18 gauge or less in thickness when located 200 feet from any zoned residential district.			
(i) Vibration	Machines or operations which cause vibration shall be permitted, but no operation shall cause a displacement exceeding .003 of one inch as measured at the property line.		
(j) Noise or sound level in decibels as measured at the street or property line.	80 During the normal work periods or between the hours of 6:00 a.m. and 10:00 p.m.	85 80 During the sleeping hours or between the hours of 10:00 p.m. and 6:00 a.m.	85 80
Noises shall be muffled so as not to become objectionable to a substantial number of people due to intermittence, beat frequency or high frequency.			
(k) Air Contaminants, particulate matter and dust, odor, gases, general requirements, radio-active materials and sewage wastes as provided for and regulated under Section 3.25, Performance Standards For All Uses, shall apply to all the Industrial Districts.			
(l) Glare.	Glare from any process which emits harmful ultraviolet rays shall be performed so as not to be seen from any point beyond the outside of the property.		
(m) Fire and safety hazards. (The storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P. A. 1941 as amended and in addition the following regulations shall apply:	Bulk storage of flammable liquids, liquid petroleum, gases and explosives above ground.		
M-1 No	M-2 Yes	M-3 Yes	
Bulk storage of flammable liquids below ground.	Yes	Yes	Yes
All tanks shall be located not closer to the property line than the greatest depth to the bottom of the buried tank.			
Bags, waste, similar combustible materials.	No	No	Yes
The storage of rags, wastes, paper or similar materials shall be in an enclosed masonry building of 4 hour construction, no part of which may be located closer than 150 feet from the property line.			
(n) Number of working hours including Sunday and Holidays.	14 7 a.m. to 9 p.m. (This shall not prevent servicing building or equipment used in normal operations.	24	24
(o) Open storage other than junk	No	No	Yes
All storage shall be located within an area, not closer than 150 feet from any street right-of-way line and shall be normally screened from view from a public street by a building or an enclosure, or by a greenbelt planting strip not less than 8 feet in width and not less than 8 feet in height.			
(p) Open storage for junk, auto wrecking yards and other waste products	No	No	Yes
When enclosed within a tight unpierced fence not less than 6 ft. in height, when not less than 150 ft. from any street or right-of-way line when not less than 20 ft. from any interior lot line, when surrounded with a greenbelt planting not less than 20 ft. in width and not less than 8 ft. in height, to completely screen yard from outside view, or otherwise screened by a building.			
(q) Loading space as required in Article III, Section 3.18.	Yes	Yes	Yes
(r) Off-street parking as required by Ordinance No. C-40-54.	Enclosed from street or adjacent property line by an 8 foot wide greenbelt planting strip.		

11.03 PROHIBITED USES. In all industrial districts no building shall be erected or altered and no land shall be used for the carrying on of manufacturing activities of the character of or similar to asphalt or tar manufacturing or refining or the manufacture of gas, coke or coal tar products, ammunition, fireworks or explosives manufacture and/or storage, stock yards, slaughtering of animals or the reduction or re-covering of products from dead animals or animal or vegetable, blast furnace, drop forgings, petroleum refining or other similar factories or uses, unless satisfactory proof and evidence has been furnished the Planning Commission that new engineering design and practice will insure the compliance with the requirements set forth in Section 11.02 in which instance the Planning Commission may recommend a Zoning Permit to be issued.

11.04 SIGNS.

(a) One or more illuminated or non-illuminated sign or signs relating only to the name and/or use of the premises on which it is located or activities conducted therein. The sign may be attached to the building or may be free standing, but in any case the building or support to which the sign is attached shall be on or back of the building line and the sign shall not project more than 15 inches beyond the building line and a clear span of not less than 10 feet shall be provided below all parts of such signs.

(b) One non-illuminated sign pertaining to the sale or lease of a building or lot and not exceeding 50 square feet in area for one building or lot.

(c) Adequate safety signs shall be permitted when necessary to protect persons and/or property and shall be installed and provided at such times and in such manner and numbered as may be ordered at any time by the chief of the Fire Department, the City Engineer or the Building Inspector.

ARTICLE XII
P PARKING DISTRICTS

Section 12.01 USES PERMITTED. No land shall be used or no building shall be hereafter erected, converted, or structurally altered, unless otherwise provided for in this Article, for any use except automobile parking.

12.02 LIMITATION OF THE USE.

(a) Parking areas shall be used for parking of private passenger vehicles only.

(b) Parking may be with or without charge.

(c) No business involving the repair or service to vehicles permitted thereon, or sale or display thereof, or other storage, shall be conducted from or upon such premises.

(d) No buildings other than those for shelter of attendants shall be erected upon premises, and there shall be not more than one such building for each area and such building shall not be more than 50 square feet in area nor shall exceed 15 feet in height.

(e) No sign shall be erected upon such parking areas, except not more than one sign at each entrance to indicate the operator, the purpose for which operated and the parking rates. Such signs shall not exceed 15 feet in area, shall not exceed more than 10 feet in height above the nearest curb and shall be entirely upon the parking areas.

12.03 LOCATIONS. Parking Districts shall be contiguous to a Business District, a Commercial District and/or an Industrial District. Lots which are used for parking shall be adjacent successive lots to and from a Business, Commercial or Industrial District, or the adjacent successive lots from either and of a block where lots front on a street parallel with and at the rear of a Business, Commercial, Industrial District. There may be a private driveway, a public street or an alley between a Parking District and a Business, Commercial or an Industrial District.

12.04 INGRESS AND EGRESS. Adequate ingress and egress shall be provided to meet the approval of the Chief of Police, City Engineer, and the Michigan State Highway Department.

12.05 SURFACING AND DRAINAGE. Such parking areas shall be hard surfaced with concrete or plant-mixed bituminous material and maintained in a useable reasonably dust-proof condition, and shall be graded and drained to dispose of all surface water.

12.06 PROTECTIVE BARRIER. When such parking area boundaries adjoins properties zoned for any residential use the properties shall be separated from all required yards and contiguous streets by an ornamental wall or chain link fence four feet in height, with a greenbelt planting strip located as follows:

1. When adjacent to the rear yard or an interior side yard of residential property, the fence or wall shall be located on the property line with the greenbelt planting strip inside of such fence or wall with a bumper rail to protect the planting.

2. When adjacent to a side street, the fence or wall shall be set back 8 feet from the side property line with the greenbelt planting strip outside of such fence or wall with a bumper rail to protect the planting.

3. When adjacent to a residential street, upon which houses face or will face, the fence or wall shall be located on or back of the building line as established for that street and a greenbelt shall be planted on the street side of such fence or wall and parallel to it. Provided, however, when all the frontage in such block is to be developed for off-street parking at the same time, the fence or wall may be placed not less than 5 feet from the street property line with the greenbelt planting strip inside of such fence or wall with a bumper rail to protect the planting.

12.07 CURB. Necessary curbs or other protection against damage to adjoining properties, streets and sidewalks shall be provided and maintained.

12.08 LIGHTING. Adequate lighting facilities shall be provided and so arranged as to reflect light away from any residential use, adjacent to the area. When any such property is emptied of vehicles and so closed that no vehicles may enter, then no lighting need be maintained.

12.09 APPROVAL. Plans for the development of any such parking area must be approved by the Planning Commission before construction is started. No such land shall be used for parking purposes until approved by the City Engineer.

ARTICLE XIII
HEIGHT AND YARD EXCEPTIONS

Section 13.01 HEIGHT OF PUBLIC AND SEMI-PUBLIC BUILDINGS. No public or semi-public building, church, cathedral, temple, hospital, sanitarium or school shall be erected to a height of more than 50 feet. Provided, however, that if any such building be erected to a height which exceeds that permitted in the district in which it is built, then it shall be set back from all lot lines not less than one foot in addition to the required yard dimensions for each foot on which such building exceeds the height allowed in such district.

13.02 HEIGHT OF CERTAIN STRUCTURES, WHEN NOT INCLUDED. Chimneys, cooling towers, elevat-