

ARTICLE XIII

I-1, LIGHT INDUSTRIAL DISTRICTS

PREAMBLE

The I-1 Light Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the District, and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products, from previously prepared material, it being the intent that the processing of raw material for shipment in bulk form, to be used at an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for selected types of manufacturing.
2. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences.
3. To promote the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, to conserve the value of land and buildings, and other structures, and to protect the City's tax revenues.

SECTION 1300. PRINCIPAL USES PERMITTED:

In the I-1 Light Industrial Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any of the following uses when conducted wholly within a completely enclosed building (no outside storage of permanent vehicles, material or equipment):
 - A. Warehousing and wholesale establishments, with retail sale only if accessory to the principal use.
 - B. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops.
 - C. The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as , but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns. Sheet metal stamping is not permitted as a principal use.
 - D. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - E. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - G. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.
 - H. Automobile repair stations, automobile or other machinery assembly plants; painting and varnishing shops, and undercoating shops.
 - I. Experimental, film or testing laboratories.
 - J. Building material storage and sales in an enclosed building.
2. Private paramedical emergency facilities subject to the following conditions:
 - A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.

- B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
 - C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met, and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
 - D. All such facilities shall be developed on sites of at least one (1) acre in area.
- 3. Any use charged with the principal function of research, design and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components, and shall include only the incidental fabrication, machining or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
 - 4. Oil and gas wells in accordance with the criteria set forth in Section 1835.
 - 5. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area (e.g., general office, child care, food service, health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
 - 6. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.
(Amended: 11-11-02 per Ordinance No. 712)
(Amended: 4-21-14 per Ordinance No. 859)

SECTION 1301. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

- 1. Lumber and planing mills when completely enclosed and when located in the interior of the District so that no property line shall form the exterior boundary of the I-1 District.
- 2. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
- 3. Sheet metal stamping operations limited to die tryout and prototype parts (vs. regular production parts) provided that blank sizes shall be limited to 54 inches by 36 inches by 0.035 inches, and further provided that Performance Standards of Section 1807, Item 10 shall be adhered to. In addition to the information required for Site Plan Review by Section 1815, Items 3 and 5, the petitioner shall provide data on soil conditions and assurances, through press foundation design or other, that potential changing ground conditions will not cause increases to noise levels and vibration standards exceeding maximum allowable limitations.
- 4. Storage of vehicles such as trucks, farm implement tractors, off-road self-propelled vehicles, and trailers when accessory to the main use of the building subject to controls to eliminate unsightly appearance.
- 5. The temporary storage of vehicles overnight or through weekend days only when the vehicles are accessory to the main use of the premises. Space for such parking shall be provided in addition to required employee parking.
- 6. Check cashing facilities other than banks, savings and loans, and credit unions only when located on an individual parcel not accessible to any other use, and only when not adjacent to a parcel which contains a retail or restaurant use.
- 7. Self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis subject to the following:

- A. The minimum site size devoted to traditional facilities with rows of multiple single-story storage buildings with self-service primarily accessible from an exterior driveway shall not be less than ten (10) acres. Vertical, multiple-story climate controlled facilities, dedicated for the exclusive use of storage, with self-service access primarily from common interior spaces shall have no minimum site size.
 - B. Ingress and egress from the site shall be provided from a major thoroughfare of one hundred and twenty (120) feet in existing or proposed right-of-way.
(Amended: 1-22-07 per Ordinance No. 795)
- 8. Warehouse, storage and transfer, electric and gas service buildings and yards, water supply plants, water and gas tank holders, railroad transfer and storage tracks, heating and electric power generating plants, and railroad right-of-way.
- 9. Building material storage and sales, including landscaping materials and pallets.
- 10. Sales space for new cars, motor homes, travel trailers, and mobile homes, with used cars, used motor homes, used travel trailers, and used mobile homes as an accessory facility only to the new sales, subject to the following:
 - A. All lighting shall be shielded from adjacent residential districts in accordance with Section 1810.
 - B. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of the right-of-way of any two (2) streets.
 - C. Screening and landscaping shall be provided in accordance with Section 1808 where the I-1 District abuts R, RM, MHP or residential uses in the SP Special Purpose District.
- 11. Sales space for used cars provided the following conditions are met:
 - A. Such uses shall only be allowed on major thoroughfares of one hundred and twenty (120) feet in right-of-way.
 - B. Ingress and egress to the site shall be at least sixty (60) feet from the intersection of the right-of-way of any two (2) streets.
 - C. In addition to loading and unloading area, parking spaces, and maneuvering lanes, display areas shall be provided with asphaltic or concrete surfacing.
- 12. Indoor recreational uses involving large uses of a nature which could be easily converted to industrial usage.
- 13. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
- 14. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
 - A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
 - B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
 - 1. Minimum obstructions in the approach and departure area.
 - 2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
 - 3. Access to surface transportation.
 - 4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
- 15. Commercial Kennel and Animal Husbandry. The raising for profit of any fur bearing animals or commercial kennel shall be permitted on parcels of five (5) acres or more in size and the pens or cages shall be located not less than one hundred (100) feet from any front, side or rear property line, and further provided that such use shall not be injurious to the surrounding neighborhoods. The property shall not be located within 1,000 ft. of a residential district. In the instance of the raising for profit of horses, cows, or other large animals that weigh two hundred (200) pounds or over at maturity, the minimum site size shall be five (5) acres plus one (1) acre for each additional animal. Further, all requirements of the Performance Standards in Section 1807 shall be adhered to.

- A. Doggy Day Care Facility - Exception
1. Site size, building size, setbacks, and location.
 - a. The minimum parcel size shall be three-quarters (3/4) of an acre.
 - b. The maximum number of kennels and dogs housed in the kennel / indoor play area (e.g., excluding office, lobby, breakrooms) shall be determined by the following ratios:
 - i. 1 kennel per 125 sq. ft. of kennel / indoor play area
 - ii. 1 dog per 75 sq. ft. of kennel / indoor play area
 - c. The building and outdoor play area together shall meet setback requirements for the I-1, Light Industrial district.
 - d. Property shall not be located within 1,000 ft. of a residential district.
 - e. Said use shall not be permitted in multi-tenant buildings.
 2. Permitted Use.
 - a. Animals shall be limited to dogs.
 - b. Dogs may be groomed, trained, exercised, socialized, and boarded overnight; but not bred, sold, or let for hire.
 - c. Accessory uses may include the retail sale of products related to the operation.
 3. Outdoor Play Area. All animal boarding and training shall be located inside the building, with the exception that on-site outdoor play areas may be permitted for limited use.
 - a. The location and size of the outdoor play area shall be at the full discretion of the City Council, after recommendation from the Planning Commission. The size of the outdoor play area shall be a minimum of 10% of the enclosed structure and a maximum 20% of the enclosed structure.
 - b. A sight-obscuring fence shall provide full containment for the animals. The fence structure shall be deep enough and secured to the ground to prevent escape and high enough to prevent the animals from jumping or climbing over.
 - c. The outdoor play area shall be cleaned at least daily. Liquid animal waste shall be disposed of in accordance with best management practices.
 4. Interior Requirements. In addition to requirements of the Building Code as determined by the Building Official, the facility shall:
 - a. Utilize impervious, washable materials for all wall finish materials a minimum of 48 inches from the floor (e.g., sealed masonry, ceramic tile, glassboard, or marlite). Floor finish shall be sealed concrete or other approved impervious surface. Liquid-tight curbing, at least six inches high, shall be installed along all walls for sanitary confinement and wash-down cleaning.
 - b. Connect the floor drain system to the sanitary sewer system.
 5. Waste Disposal. Refuse pick-up shall be a minimum of two (2) times a week, unless the Building Official determines additional disposal is required. Animal wastes shall be enclosed in a container of sufficient construction to eliminate odors.
- (Amended: 8-01-05 per Ordinance No. 756)*
16. Restaurants, including those defined as drive-through, provided the following requirements are met:
- A. There shall be a minimum distance of at least two thousand (2,000) lineal feet between restaurants with indoor seating only, regardless of zoning district, on the same side of any right-of-way.
 - B. There shall be a minimum distance of at least two thousand (2,000) lineal feet between drive-through and/or drive-in restaurants, regardless of zoning district, on the same side of any right-of-way.
 - C. The minimum yard requirements of the B-2 General Business District shall be adhered to.
 - D. Such uses shall only be allowed on major thoroughfares existing or proposed to be at least one hundred and twenty (120) feet in right-of-way.
 - E. Ingress and egress to the site shall be at least sixty (60) feet from the intersection of the rights-of-way of any two (2) streets.
 - F. Ingress and egress shall be limited to one (1) boulevard entrance, unless circumstances exist where individual drives can be placed at least five hundred (500) feet apart.
 - G. Restaurants with drive-through facilities shall only be permitted on sites containing one and one-half (1½) net acres, and having one hundred and fifty (150) feet of road frontage

- width. The Site Plan shall clearly reflect that the queuing lane and parking maneuvering lane are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
- H. Restaurants with drive-through facilities shall provide at least ten (10) vehicle queuing spaces eighteen (18) feet long by ten (10) feet wide from the order station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
17. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses, where food and/or beverages are served and/or consumed, subject to all provisions of Article IX, Section 902, Special Land Uses Permitted.
18. Offices, provided the following requirements are met:
- A. The Building in which the office use is to be located does not exceed fifteen thousand (15,000) square feet in total area.
- B. The minimum yard requirements of the I-1 Light Industrial District shall be adhered to.
- C. Loading space shall be provided in the rear or side yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements.
- D. Except as otherwise provided herein, all other requirements of the O Office District as contained in Article VII of this Ordinance shall be complied with.
19. Private clubs, fraternal organizations and lodge halls.
20. Churches and places of worship.
21. Colleges, universities and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road.
22. Training facilities, located on parcels that are twenty-five (25) acres or greater in size, that provide a scenario-based learning environment for career preparation and continuing education in law enforcement, firefighting, and emergency medical services as well as civilian emergency preparedness.
23. Data Centers and related data processing and computing facilities, subject to the requirements of Section 1837.
24. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted; however, accessory uses shall not exceed fifty (50) percent of the gross building area.
25. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

SECTION 1302. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, limiting the height and bulk of buildings.

(Amended: 11-11-02 per Ordinance No. 712)

(Amended: 5-15-06 per Ordinance No. 779)

(Amended: 6-25-18 per Ordinance No. 903)

(Amended: 8-24-26 per Ordinance No. 951)