

**ARTICLE 12**  
**IS, INDUSTRIAL STORAGE OVERLAY**

**Section 12.01 Purpose**

There are some uses that are necessary for a community to function, but are not easily sited. They are used by commercial, industrial, agricultural, and residential activities, but their placement can be obtrusive. These uses generally are not very attractive, impact water quality, generate a lot of traffic, and can negatively impact property values.

This zoning ordinance recognizes the need to have a designated location for these practical, but undesirable uses. The Industrial Storage Overlay is the only location in the Township where these types of uses will be permitted. This designated area is a location where these uses exist and the impacts to surrounding land uses will be minimized.

It should be noted that since this is an Overlay District, the permitted uses and requirements described in the CM, Commercial Manufacturing district still apply.

**Section 12.02 Uses Allowed by Site Plan Approval by the Zoning Administrator**

1. Uses listed in Section 10.02.
2. Small Wind Energy System 35 feet in height or less.

**Section 12.03 Uses Allowed by Site Plan Approval by the Planning Commission**

1. Uses listed in Section 10.03.

**Section 12.04 Uses Allowed by Special Use Permit**

The following uses of land and buildings are allowed by Special Use Permit in the IS Industrial Storage Overlay district provided the Township Board finds that the proposed use complies with the special standards and satisfies all the requirements of the Zoning Ordinance:

1. Junk yards.
2. Composting and/or recycling waste disposal operations.
3. Scrap tire collection sites.
4. Waste material/recyclable material transfer stations.
5. Sawmills

6. Recycling yards.
7. Uses listed in Section 10.04.
8. Small Wind Energy System over 35 feet in height.
9. Large Wind Energy System.

### **Section 12.05 Area and Bulk Requirements**

The following regulations shall apply to all uses within the IS Industrial Storage Overlay District.

1. Minimum Lot Area and Width. The use and provisions of the business shall determine the minimum lot area and width (see Article 18).
2. Height. The maximum building height for a structure shall be fifty-five (55) feet, except as otherwise provided in this Ordinance.
3. Setback Requirements. Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setbacks areas as listed below:
  - a. The minimum front yard setback shall be fifty (50) feet.
  - b. The minimum street side yard setback shall be fifty (50) feet.
  - c. The minimum interior side yard setback shall be fifty (50) feet.
  - d. The minimum rear yard setback shall be fifty (50) feet.
4. Lot Coverage. The maximum percentage of a lot that is permitted to be covered by impervious and/or storage area is 50%.
5. Fencing. There shall be a minimum of eight (8) foot high opaque fence around the use.
6. Landscaping. There shall be a ten (10) foot wide landscape area within the setback area around the perimeter of the property. At a minimum there shall be one (1) tree for every twenty (20) feet of lot width. The landscaping shall meet the requirements listed in Section 16.05 of this Ordinance.