

Grand Blanc City Zoning Ordinance

- g. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit as permitted with the approved Special Land Use permit. (amended 2/14/96)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1603 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance

ARTICLE XVI

I-2 GENERAL INDUSTRIAL DISTRICTS

SECTION 1600 INTENT

The I-2 General Industrial District is designed for large scale or specialized industrial operations, manufacturing, assembling, and fabrication activities. These uses may produce external physical effects on the surrounding districts. The I-2 District is intended for manufacturing, processing, and compounding of semifinished or finished products from raw materials or from previously prepared material.

SECTION 1601 PERMITTED USES

In an I-2 General Industrial District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Any principal use first permitted in an I-1 District.
- b. Heating and electric power generating plants.
- c. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris.
- d. Production of petroleum or other inflammable liquids, refining or storage.
- e. Essential public services and buildings without storage yards.
- f. Accessory buildings and uses customarily incident to any of the above-permitted uses as defined in Article II, and meeting the standards of Sections 312-317.

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1602 SPECIAL LAND USES

The following uses may be permitted upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110. A Special Land Use request shall be accompanied by an Impact Assessment, as described in Section 328.

- a. Radio, television and cellular phone towers.
- b. Blast furnaces.
- c. Chemical plants and storage.
- d. Commercial composting centers.
- e. Essential public service storage yards.
- f. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited.