

ARTICLE XIV

I-2, GENERAL INDUSTRIAL DISTRICTS

PREAMBLE

The I-2 General Industrial Districts are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials. All uses in the I-2 General Industrial District shall be so regulated as to not become a nuisance to any adjacent residential district or use.

SECTION 1400. PRINCIPAL USES PERMITTED:

In the I-2 General 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 principal uses first permitted in an I-1 District, provided the standards of this I-2 District are met.
2. 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 District.
3. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
4. Sheet metal stamping operations provided that blank sizes shall be limited to 54 inches by 36 inches by 0.035 inches and further provided that the 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 allowable limitations.
5. Experimental, film, or testing laboratories.
6. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.
7. Warehouse storage and transfer, and electric and gas service buildings and yards, water supply and sewage disposal plants, water and gas tank holders, railroad transfer and storage tracks, heating and electric power generating plants, and railroad right-of-way.
8. Building material storage and sales.
9. Oil and gas wells in accordance with the criteria set forth in Section 1835.
10. 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.
11. 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 1401. 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. Any Special Land Uses Permitted in the I-1 District, provided the standards of this I-2 District are met.
2. Sheet metal stamping operations subject to appropriate measures to control the process to eliminate unsatisfactory effects on adjacent property from vibration and noise.
3. Indoor recreational uses involving large uses of a nature which could be easily converted to industrial usage.

4. Heating and electric power generating plants, and all necessary accessory uses.
5. Any production, processing, cleaning, servicing, repair, or storage of materials, goods, or products which shall conform with the Performance Standards set forth in Section 1807.
6. The raising of animals or commercial kennels subject to the Special Land Use requirements of Section 1301, Item 15 of the I-1 District.
7. Truck tractor and trucking facilities, including storage and repair.
8. Freight yards and truck terminals.
9. Fleet fueling facilities other than gasoline service stations, provided the following requirements are met:
 - A. Such uses shall not provide any service or retail facilities.
 - B. Such uses shall not provide any temporary or permanent parking facilities, other than for the employees of the fleet fueling facility.
 - C. Queuing spaces shall be provided for vehicles waiting to be fueled and such spaces shall be separated from any other maneuvering lanes.
 - D. Direct access shall be provided for ingress and egress to the facility from a collector or major thoroughfare as indicated on the adopted City of Auburn Hills Major Thoroughfare Plan.
 - E. Any overhead canopies shall meet all setback requirements.
 - F. Toilet facilities shall be provided.
10. 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.
11. Outdoor theaters subject to the following conditions:
 - A. The proposed internal design shall receive approval from the City Engineer as to adequacy of drainage, and other technical aspects.
 - B. Points of ingress and egress shall be available to the outdoor theater from abutting major thoroughfares of at least one hundred and twenty (120) feet in existing or proposed right-of-way, or greater, and shall not be available from any residential street.
 - C. All vehicles waiting or standing to enter the facility shall be provided off-street waiting space in the ratio of one (1) space for every ten (10) viewing spaces within the drive-in theater. No vehicle shall be permitted to wait or stand within a dedicated road right-of-way.
12. Sales and rental of construction equipment and other types of large machinery in which outside storage of same is the primary use.
13. 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.
14. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

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

SECTION 1402. AREA AND BULK REQUIREMENTS:

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