

SECTION 3-806. M-1, LIGHT INDUSTRIAL DISTRICT

The regulations in the subsections below shall apply to properties in the M-1 Light Industrial Zoning District:

3-806.1. Purpose and Intent. The M-1 zoning district is intended to implement the goals of the Light Industrial land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business within Waterford*, Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, and Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment*, by permitting industrial uses on zoning lots properly scaled and designed with primary access along major arterial streets and ensuring that sources of ongoing noise, heavy truck traffic, fumes, and similar characteristics are mitigated through extensive buffering and the use of authorized building materials. This zoning district is also intended to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected.

3-806.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.

3-806.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the M-1 district:

- A. Building systems repair establishments and household service repair establishments (*See Commercial Service Establishments in Section 1-007*).
- B. Freight handling establishments (*See Freight Handling Establishments in Section 1-007*).
- C. Packing and bailing sites, recyclable materials collection facilities, and refund container recycling depots (*See Recycling Facilities in Section 1-007*).
- D. Light equipment rental establishments and heavy equipment rental establishments (*See Rental Establishments in Section 1-007*) that are conducted within the principal building and do not utilize outdoor display and/or storage of vehicles.
- E. New vehicle dealer establishments, used vehicle dealer establishments, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*) that are conducted within the principal building and do not utilize outdoor display and/or storage of vehicles.
- F. Public utility facilities and public utility hardware (*See Public Utility in Section 1-007*).
- G. Licensed medical marihuana secure transporters and licensed medical marihuana safety compliance facilities that comply with the applicable regulations in *Section 2-604*. (*See MEDICAL MARIHUANA USES AND DEFINED TERMS in Section 1-007*).
- H. Adult use marihuana secure transporters and licensed adult use marihuana safety compliance facilities that comply with the applicable regulations in *Section 2-605* (*See Marihuana Adult Establishments Uses Defined Terms in Section 1-007*). (Effective 7/25/2023)

3-806.4. Permitted Uses after Wellhead Protection Compliance. The following uses shall be permitted as principal permitted uses in the M-1 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration through the applicable site plan review procedure in accordance with *Section 4-004*:

- A. Landscaping maintenance establishments (*See Commercial Service Establishments in Section 1-007*).
- B. Commercial dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
- C. Fueling facilities as an ancillary use (*See Use in Section 1-007*).
- D. Propane filling facilities as an ancillary use (*See Use in Section 1-007*).
- E. Vehicle repair facilities (*See Vehicle Repair Facilities in Section 1-007*).

- F. Commercial agricultural processing factories, craft factories, food processing factories, and metal products factories (*See **Manufacturing Establishments** in **Section 1-007***), which may include a factory outlet (*See **Use** in **Section 1-007***) when reviewed and identified as part of an approved final site plan.
- G. On zoning lots with a net lot area exceeding one (1) acre:
 - (1) Light equipment rental establishments and heavy equipment rental establishments (*See **Rental Establishments** in **Section 1-007***), with outdoor display and storage.
 - (2) New vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See **Vehicle Dealer Establishments** in **Section 1-007***), with outdoor display and storage.
- H. Licensed medical marihuana growers and licensed medical marihuana processors that comply with the applicable regulations in *Section 2-604*. (*See **MEDICAL MARIHUANA USES AND DEFINED TERMS** in **Section 1-007***).
- I. Up to six (6) medical marihuana primary caregivers that comply with the applicable regulations in *Section 2-604*. (*See **MEDICAL MARIHUANA USES AND DEFINED TERMS** in **Section 1-007***).
- J. Licensed adult use marihuana growers and licensed adult use marihuana processors that comply with the applicable regulations in *Section 2-605* (*See **Marihuana Adult Establishments Uses Defined Terms** in **Section 1-007***)

3-806.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the M-1 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:

- A. Caretaker's dwelling unit (*See **Caretaker's Dwelling Unit** in **Section 1-007***), when located on the same zoning lot with the principal use to which it is accessory, provided that it meets all **Waterford Code of Ordinances** provisions for the structural and safety separation between the residential use and the principal use.
- B. Bulk soil resource supplies establishments (*See **Commercial Bulk Vegetation And Soil Resource Establishments** in **Section 1-007***).
- C. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section:
 - (1) Industrial or laundry plant dry-cleaning establishments (*See **Dry-Cleaning Establishments** in **Section 1-007***).
 - (2) Transport hauling rental establishments (*See **Rental Establishments** in **Section 1-007***).
 - (3) Leather goods factories, paper products factories, pharmaceutical factories, textile factories, and wood products factories (*See **Manufacturing Establishments** in **Section 1-007***), which may include a factory outlet (*See **Use** in **Section 1-007***) when reviewed and identified as part of an approved final site plan.
 - (4) Used vehicle parts dealer establishments (*See **Vehicle Dealer Establishments** in **Section 1-007***).
 - (5) Distressed vehicle storage yards (*See **Section 1-006***), and distressed vehicle transporter establishments (*See **Vehicle Dealer Establishments** in **Section 1-007***) when operated in conjunction with a distressed vehicle storage yard on the same zoning lot.
 - (6) Outdoor storage as an accessory use for the uses listed in *Section 3-806.3.A* through *D*, and *Section 3-806.4.A* and *E*, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- D. Commercial storage establishments (*See **Commercial Storage Establishments** in **Section 1-007***). (Amended 4/5/2022)