

KENSINGTON COURT BRIGHTON, MICHIGAN



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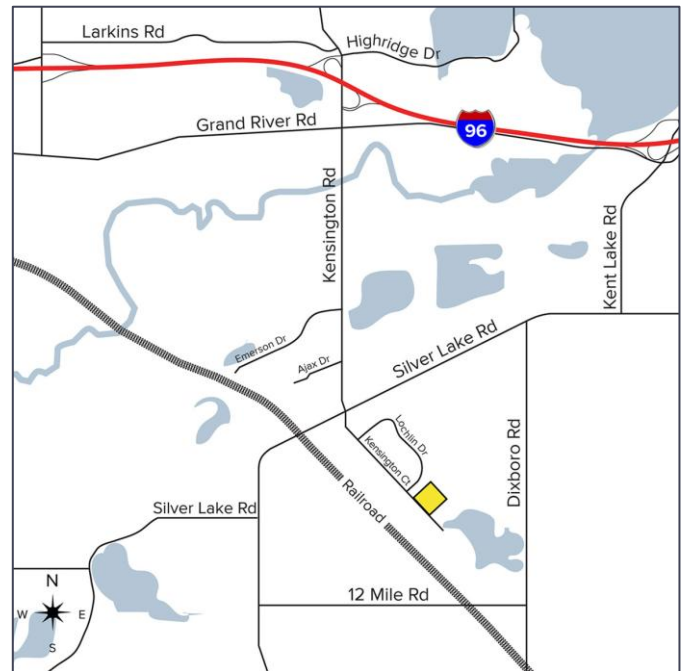
LAND FOR SALE
4.89 Acres Available

OUTDOOR STORAGE



PROPERTY FEATURES

- 4.89 acres available
- Zoned General Industrial
- Previously site plan approved for approximately a 12,000 square foot warehouse and contractor equipment/material storage yard
- Leveled, crushed stone
- Sale Price: \$420,000 (\$85,889.57/acre)



For more information, please contact:

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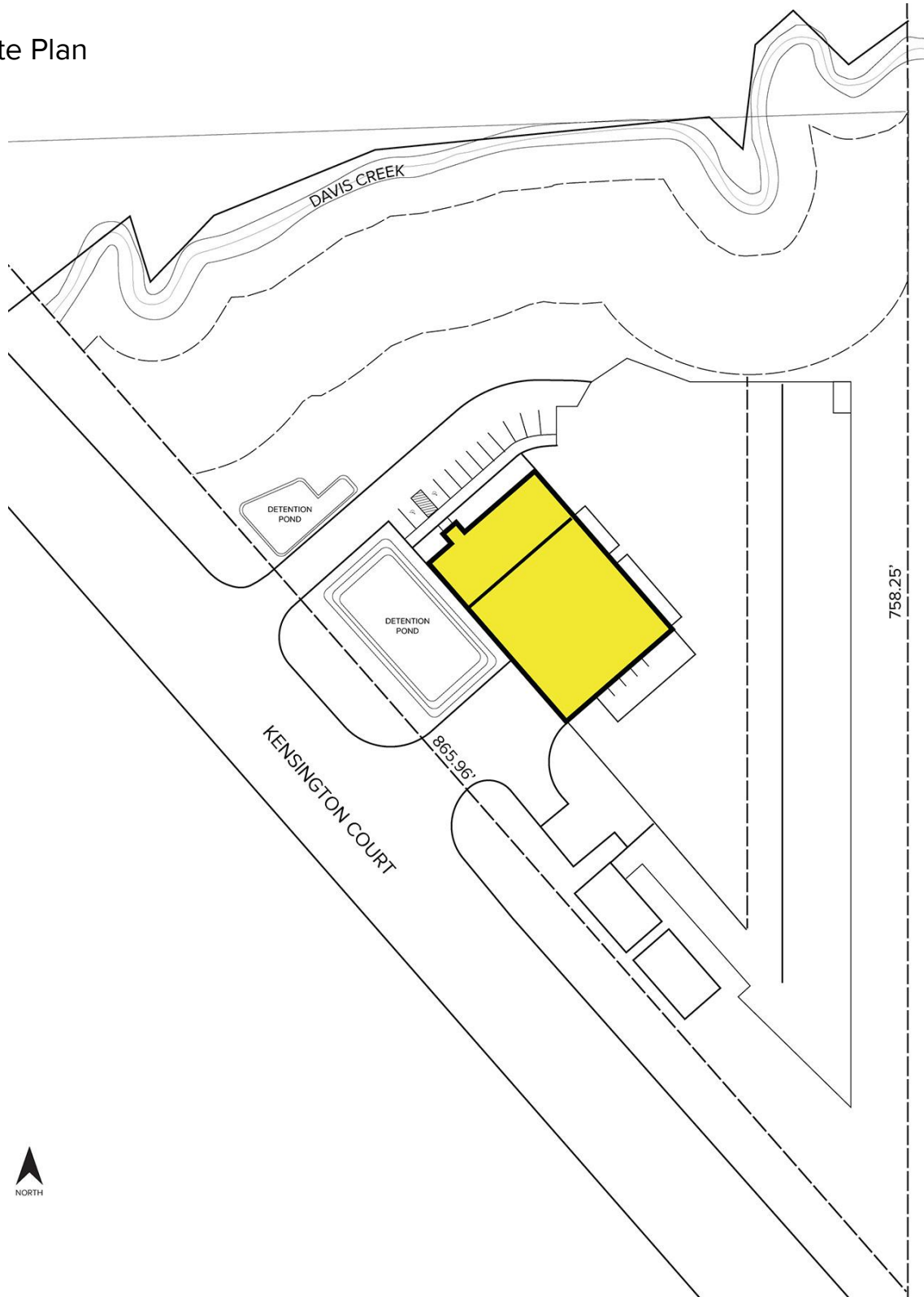
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
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Kensington Court – Brighton, Michigan

Land For Sale

4.89
Acres
AVAILABLE

Concept Site Plan



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Zoning Information: General Industrial

LI Limited industrial district

a. Permitted uses. Permitted uses within the LI district include the following:

1. Wholesale establishments, warehouses, cartage businesses, and truck terminals.
2. Manufacture, assembly, compounding, processing, packaging, or treatment from previously prepared materials, or repair of such products as, but not limited to:
 1. Bakery goods and candies;
 2. Cosmetics, pharmaceuticals, and toiletries;
 3. Hardware and cutlery;
 4. Pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;
 5. Musical instruments, toys, and novelties;
 6. Metal or rubber stamps, or other small, molded rubber products;
 7. Electrical appliances, electronic instruments and devices, and electronic consumer products;
 8. Electric or neon sign
3. Manufacture, compounding, assembling, reassembly, packaging, or treatment of articles or merchandise from previously prepared materials, including but not limited to felt, fiber, glass, leather, paper, plastics, rubber, precious or semi-precious metals or stones, and wire.
4. Tool, die, and machine shops.
5. Contractor equipment and material storage yards.
6. Municipal equipment and material storage yards.
7. Permitted uses in the RO zoning district
8. Experimental, film or testing laboratories
9. Mini-Storage or self-storage warehouse, subject to Section 38-196(21)
10. Accessory buildings, structures, and uses customarily incidental to any of the principal uses set forth in subsections (10)a. 1-9 of this section
11. Movie Studio Buildings and film or video production

b. Special approval uses. Special approval uses within the LI district include the following:

1. Municipal waste or water treatment facilities
2. Automobile body repair stations
3. Lumber and planning mills
4. Building materials and lumber supply sales and/or storage
5. Sales, leasing, and storage of contractors' equipment and supplies
6. Truck and trailer rental facilities
7. Retail sales of good assembled, manufactured, compounded, processed, packaged, or treated from previously prepared materials, or repaired or stored, on the premises, provided, the building floor area devoted to retail sales comprises no more than twenty-five percent (25%) of principal building floor area and the outdoor sales area comprises no more than twenty-five percent (25%) of the minimum required lot area
8. Central dry cleaning plants, subject to Section 38-196(28)
9. Airports
10. Commercial outdoor storage
11. Recreational vehicle storage yards
12. Accessory buildings, structures and uses customarily incidental to the special land use set forth in subsections (10)b.1.1-11 of this section
13. Other uses of the same nature or class as those listed as either a principal use in subsection (10)a of this section or a special land use in this subsection (10)b which, as determined by the Planning Commission, are no more obnoxious or detrimental to the surrounding area than the uses listed in such subsections
14. Special uses in the RO zoning district
15. Reserved
16. Commercial composting
17. Adult regulated uses, including body art establishments and pawn shops, subject to Section 38-197
18. Vehicle Towing Facilities
19. Movie Studio Buildings and film or video production if production is 24-hour operation or if outdoor storage is considered
20. Indoor recreation establishments including but not limited to, batting cages, dance studios, cheerleading, gymnastics, courts and fields for football, soccer, tennis, basketball, driving ranges, archery, skating rinks, hockey, and other indoor recreation facilities, subject to a review of parking by the Planning Commission and subject to the submittal of parking studies based upon the Institute of Transportation Engineers (ITE) standards, if required

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Zoning Information: General Industrial

GI general industrial district

a. Permitted uses. Permitted uses within the GI district include the following:

1. All uses permitted in the LI district
2. Any manufacturing or other industrial type or related use, including the assembly, alteration, cleaning, fabrication, finishing, machining, processing, production, repair, servicing, storage, testing, or treating of materials, goods, or products, which is not injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other matter, toxic and noxious materials, odors, fire or explosive hazards, or glare or heat, including but not limited to the following:
 1. The manufacturing, fabrication, and assembling of motor vehicle equipment and parts, farm machinery and equipment, or heavy industrial machinery and equipment.
 2. Production, manufacturing, processing, and packaging of such products as cereals, dog foods, soft drinks, and distillation of grains and fruits.
 3. Drop forges, heavy stamping, fabricating, assembly, and other manufacturing processes, except tanneries, slaughterhouses, stockyards, oil refineries, or soap factories.
 4. Lumber and planning mills.
 5. Manufacturing or processing of wood, concrete, cinder blocks, and brick.
 6. Permitted uses in the RO zoning district.
 7. Manufacture of major appliances.
 8. Pressing, stamping, or forming of major sheet metal parts.
 9. Manufacture of iron, aluminum, bronze, and other castings
3. Certain uses which, by their nature, would be dangerous in a community where large residential areas are prohibited. Such uses shall include the manufacture of explosives, gasoline, and other crude oil byproducts

b. Special approval uses. Special approval uses within the GI district include the following:

1. Municipal waste or water treatment facilities
2. Junkyards, subject to Section 38-196(3)
3. Recreational vehicle storage yards
4. Central dry cleaning plans, subject to Section 38-196(28)
5. Production, processing and packaging of such products as cosmetic, toiletries, and pharmaceuticals
6. Special uses in the RO zoning district
7. Reserved
8. Commercial composting

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