

Sec. 315 BUSINESS, TECHNOLOGY AND INDUSTRIAL, BTI *(Added Ord 110, eff 12/27/04)*

Sec. 315:1 PURPOSE

The Business, Technology and Industrial District (BTI) is intended to provide areas for the development of business, industrial, professional, and services operations which strive to foster and promote current and emerging technological advances.

Sec. 315:2 DISTRICT REGULATIONS

All principal, accessory, and conditional uses and structures in the BTI District shall be subject to the area, location and height restrictions specified in the Schedule of District Regulations (Sec. 320) and the SPECIAL REGULATIONS below.

Sec. 315:3 SPECIAL REGULATIONS

All principal, accessory, and conditional uses and structures in the BTI District shall be subject to the following Special Conditions:

1. Each building shall be equipped with an approved rapid entry system (such as “Knox Box”) for emergency response services.
2. Outdoor Storage requirements:
 - a. No outdoor storage is permitted in lot front yards.
 - b. Outdoor storage on side and rear yards shall be landscaped, fenced or otherwise screened.
3. Business/Industrial Park Covenant requirements shall apply where applicable. In those areas subject to Business/Industrial Park Covenants, the stricter requirement between this Ordinance and the Covenant shall govern.
4. Notwithstanding the need and desire to encourage advanced technological developments within the Township; however, the uses shall not be unreasonably offensive, hazardous, or debilitating to surrounding property or the Township through the effects of noise, smoke, odor, dust, noxious gases, vibration, glare, fire hazards, wastes, or traffic. In those instances where there may be doubt regarding the effect of the operation, the Planning Commission or Township Board may require the prospective operator to demonstrate, through the use of qualified technical persons and acceptable testing techniques, that protective devices shall be utilized that will categorically assure the compliance with appropriate regulations (i.e. Michigan Occupational Safety and Health Act, Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Environmental Protection Act, Mason County District Health Department, etc.)

Sec. 315:4 PERMITTED USES AND STRUCTURES

Within any BTI District, no structure or premises shall hereafter be used, erected, converted or altered externally in whole or in part if said use is not in accordance with the intent of this Ordinance, except as otherwise provided in this Ordinance, for any other than one of the following uses.

Sec. 315:5 PRINCIPAL USES AND STRUCTURES

1. Professional service facilities, high-technology activities, personnel agencies, insurance agencies, investment companies, including stock and commodity brokers, real estate brokers, and administrative offices.

2. Research facilities including laboratories.
3. Tool and die shops.
4. Warehousing and mini-storage.
5. Antennas, radio, and television (towers and masts).
6. Automotive repair (general and major body).
7. Truck sales and services.
8. Heavy equipment sales and services.
9. Truck terminals and distribution centers
10. Production and storage of building materials and supplies for wholesale sales (retail sales permitted where incidental to the principal use).
11. Manufacturing (light industrial), processing, and assembly.
12. Wholesale of goods manufactured or produced on the premises (Retail sales are permitted where incidental to the wholesale use).
13. Fruit and vegetable processing and packaging (Retail sales are permitted where incidental to the wholesale use).
14. Governmental buildings.
15. Printing, publishing and other allied industries.
16. Electric, gas, and other sanitary services, excluding production, processing, or refining.
17. Agricultural services, such as the sale and repair of farm equipment and machinery, storage of farm products, feed and grain supply businesses, etc.
18. Business services.
19. Recreation activities, indoor. *(Added Ord. 117, eff 4/10/07)*
20. Churches, synagogues, temples and other similar facilities to be used for public worship, except in the First Street Business Park. *(Added Ord. 117, eff 4/10/07)*
21. Clubs and lodges, provided the following requirements are met:
 - a. Clubs or lodges shall refer to building or other facilities used for the meetings of a group of people organized for a common purpose such as a fraternal organization or a society.
 - b. All activities shall be conducted within completely enclosed buildings, provide however, outdoor recreational activities may be allowed as an accessory use to the principal use.
 - c. Clubs and lodges are not allowed in the First Street Business Park. *(Added Ord. 117, eff 4/10/07)*

Sec. 315:6 ACCESSORY USES AND STRUCTURES

1. Signs in accordance with applicable regulations (See Article IX, Sec. 901:5.10)
2. Any use customarily incidental to the permitted principal use.
3. Private garages and storage sheds when accessory to detached single family dwellings lawfully existing at the time of the effective date of this Ordinance.
4. Co-located antennas, subject to the provisions of Sec. A601
5. Office for a principal permitted use when located in the principal building and used solely in conjunction with the principal use.
6. Structure Mounted Wind Energy Turbines (SMWET) and Small Wind Energy Turbines (SWET) in accordance with Article VI-B. *(Amended Ord 123, eff 12/21/09)*

Sec. 315:7 CONDITIONAL USES AND STRUCTURES

1. Heliports, also subject to local, state and federal airport regulations.
2. Industrial planned unit developments and industrial condominium developments.
3. Wireless communications towers.
4. Medium Wind Energy Turbine(s)(MWET) and Large Wind Energy Turbine(s)(LWET) in accordance with Article VI-B 6 and Anemometer in accordance with Article VI-B 4. *(Amended Ord. 123, eff 12/21/09)*