

**ARTICLE 17  
M-2 HEAVY INDUSTRIAL DISTRICT**

**SECTION 17.00 INTENT**

The intent of the M-2 district is to provide for heavy manufacturing industries that utilize essential public and private facilities and utilities while minimizing the incompatible aspects such industries exhibit when placed contiguous to or among other land uses. The district should not be adjacent to any residential district.

Site plan review, as defined in Article 23, shall be required for all uses in the M-2 district.

**SECTION 17.01 PERMITTED PRINCIPAL USES**

- A. M-1 Uses.** Any principal use permitted in the M-1 district.
- B. Contractors Yards.** Offices and yards of general contractors such as for highway and street, heavy construction and general building construction.
- C. Bulk Storage.** Bulk storage of refined petroleum products either with or without a retail outlet.
- D. Air Transport Facilities.** Air transportation companies and fixed facilities and services related thereto; includes airports.
- E. Industrial Plants.** Industrial plants manufacturing, processing or assembling the following:
  - 1. Prefabrication.** Prefabricated building and structural members;
  - 2. Chemical Products.** Chemical products such as plastic materials, biological products and pharmaceutical preparations, excluding petroleum plants;
  - 3. Leather Products.** Leather and leather products such as industrial belting and packaging; footwear, gloves and mittens; luggage and handbags;

4. **Stone, Clay and Glass.** Stone, clay and glass products such as: flat glass, pressed or blown glass and glassware; brick and block; concrete products, stone and stone products; abrasive, asbestos and miscellaneous non-metallic mineral products;
  5. **Storage Containers.** Wood containers such as boxes, crates and cooperage;
  6. **Nonferrous Castings.** Aluminum, bronze, copper-base alloy and other nonferrous castings;
  7. **Heavy Machinery.** Machinery such as engines and turbines; farm machinery and equipment, industrial machinery and equipment;
  8. **Transportation Equipment.** Transportation equipment: such as motor vehicle equipment and parts, motorcycles, bicycles and parts.
- F. **Dry Cleaning Plants.** Central dry cleaning plants.

**SECTION 17.02 PERMITTED ACCESSORY USES**

Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See also Section 21.02.

**SECTION 17.03 SPECIAL LAND USES**

Due to unique characteristics of special land uses, site plan review according to Article 23, and issuance of a special land use permit according to Article 22 are required.

- A. **Mixing Plants.** Asphalt and concrete mixing plants.
- B. **Slaughter houses.**
- C. **Salvage Yards.** Scrap automotive, appliance or metal salvage yards.
- D. **Antennas.** Radio, TV, and cellular microwave relay and transmitting antennas; television broadcasting and receiving towers, dishes or antennas. See also Section 21.32.
- E. **Composting centers.**
- F. **Recycling centers.**

- G. Petroleum Processing.** Oil and gas processing plants including the production, refining or storage of petroleum or other flammable liquids subject to the standards of Section 22.05(L).
- H. Auto Repair.** Auto repair including buffing & collision.
- I. Hazardous Substances.** Receiving, handling, storing, producing gunpowder and explosives or hazardous or toxic materials (in excess of 25 gallons or 250 pounds) as defined by the Michigan Department of Environmental Quality in the listing of SARA Title III materials.
- J. Truck terminals.**
- K. Uses of the Same Nature or Class.** Uses of the same nature or class as 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 Planning Commission based on the standards of Section 21.44.

**SECTION 17.04 GENERAL REQUIREMENTS FOR ALL M-2 DISTRICT USES**

The general requirements for M-2 uses are the same as the requirements listed for M-1 uses in Section 16.04.

**SECTION 17.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennae; limitations on clearing and grading site, etc.
- D. Article 23: Site Plan Review and Project Evaluation Report
- E. Article 24: Private Road and Shared Private Driveway Standards

***Tyrone Township Zoning Ordinance #36***

---

- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord. 25: Land Division Ordinance