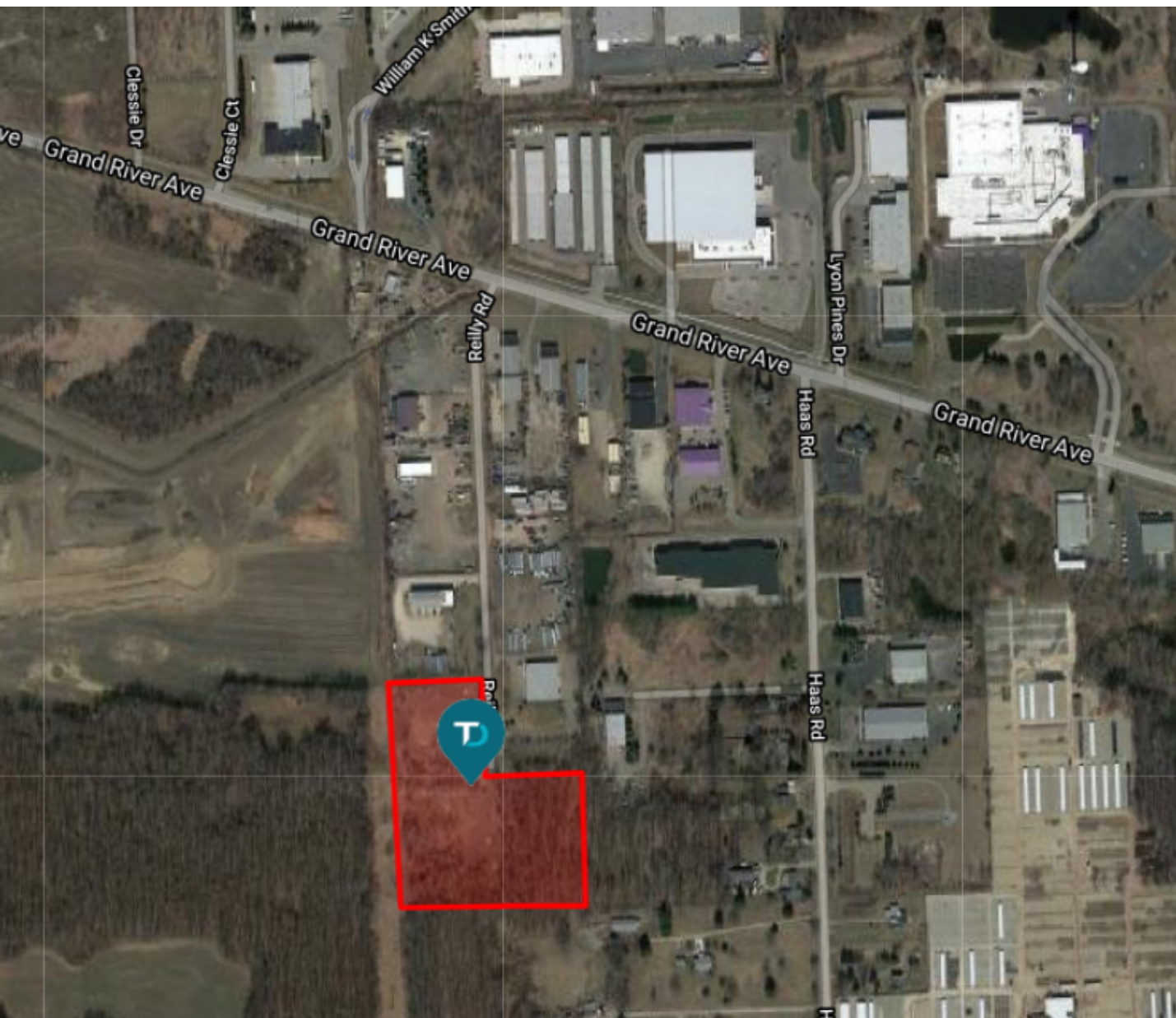


## 8.33 Acres Reilly Road

Lyon Township, MI 48165



# FOR SALE

Get**Real** *quality*  
248.476.3700

LISTED BY:

**Joseph Evangelista**

*Associate*  
jevangelista@thomasduke.com

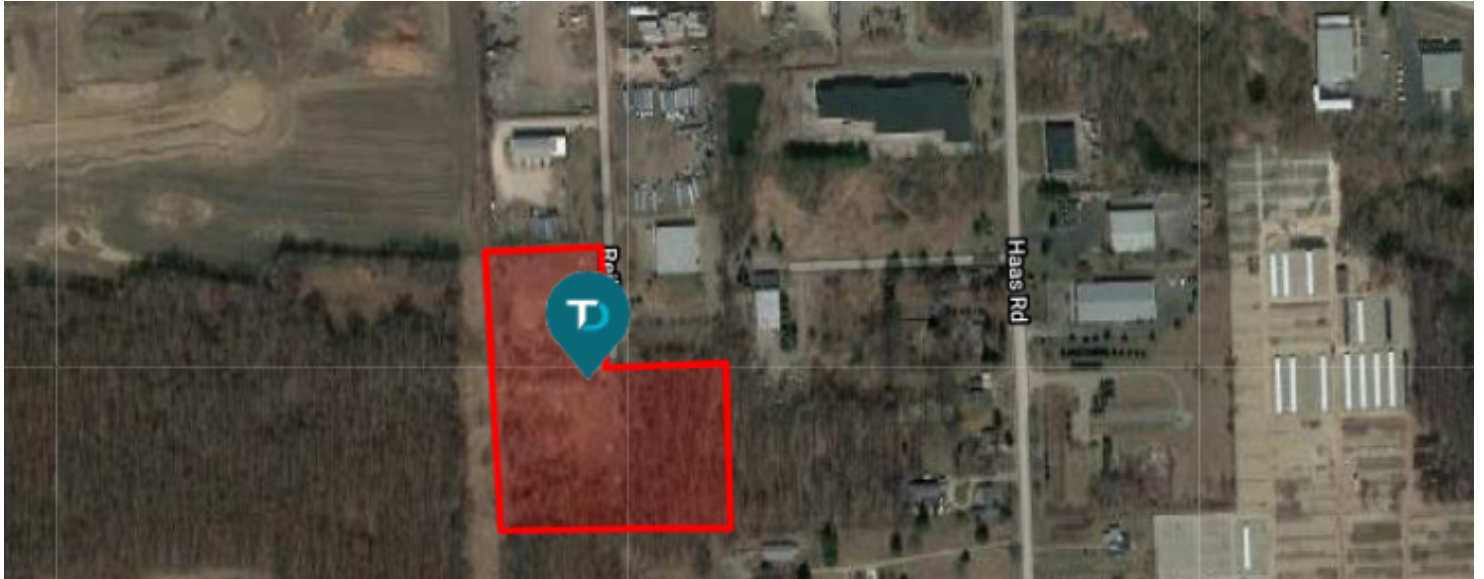
**Mark Szerlag**

*Senior Partner*  
mszerlag@thomasduke.com

# FOR SALE

## 8.33 Acres Reilly Road

8.33 Acres Reilly Road Lyon Township, MI 48165



Sale Price: \$595,000.00

### DESCRIPTION

(2) Parcels of Industrial Land

### PROPERTY HIGHLIGHTS

- 8.33 Acres Zoned Heavy & Light Industrial.
- Located in Lyon Township - One of SE Michigan's fastest growing communities in the State of Michigan.
- Just off of Grand River - quick freeway access both east and west bound.
- Major developments in the immediate and surrounding area.
- (2) parcels 2.34 ac & 5.99 ac. - Can possibly be sold separately.
- All zoning information, permitted and special land uses in the brochure.

# FOR SALE

## 8.33 Acres Reilly Road

8.33 Acres Reilly Road Lyon Township, MI 48165

### BUILDING INFORMATION

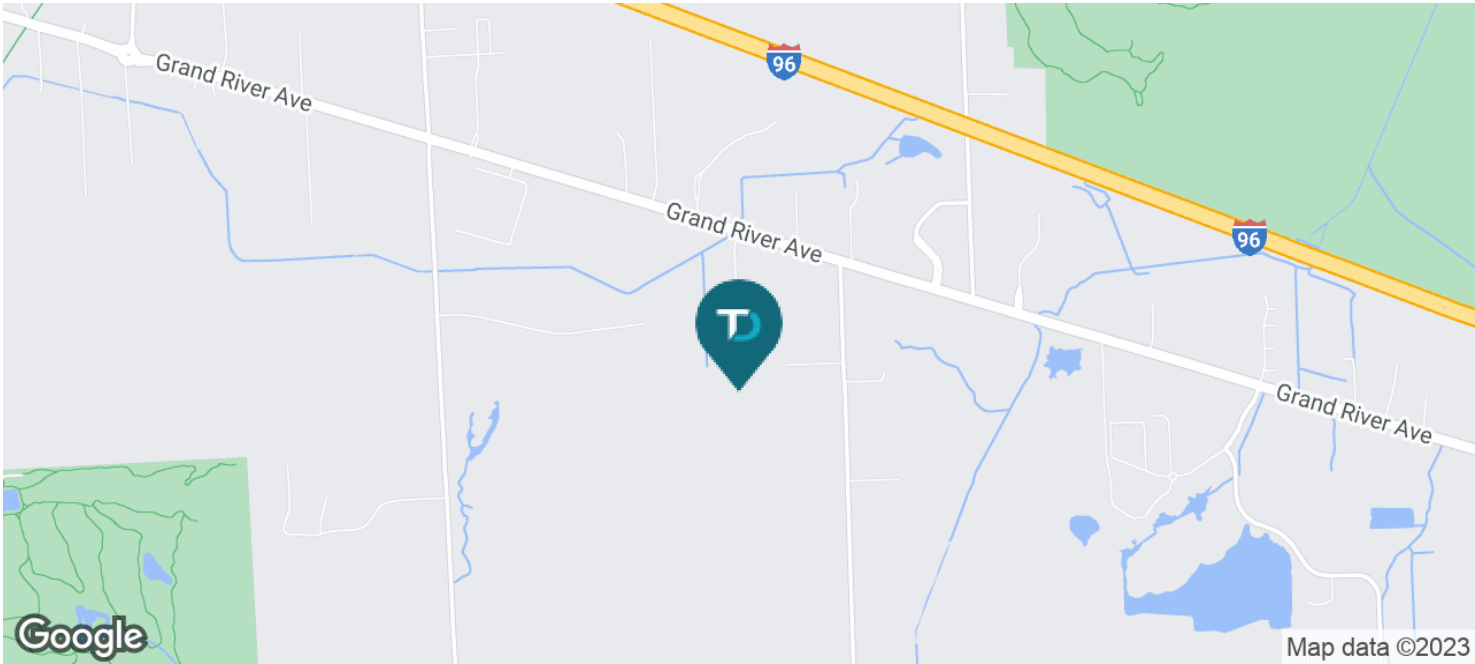
SALE PRICE:	PRICE REDUCED! NOW: \$595,000.00 Was: \$625,000.00
Price/AC:	\$71,428.57/Ac.
Utilities:	Well & Septic
Taxes:	2022 Summer - \$8,606.58 2021 Winter - \$1,649.29

### PROPERTY INFORMATION

Lot Size:	8.33 Acres
Property Type:	Land
Property Subtype:	Industrial
Zoning	Heavy & Light Industrial
Traffic Count:	Grand River = 12,000 vpd
Legal Description:	Available upon request.
APN:	21-11-251-015 and 21-11-251-021

### LOCATION INFORMATION

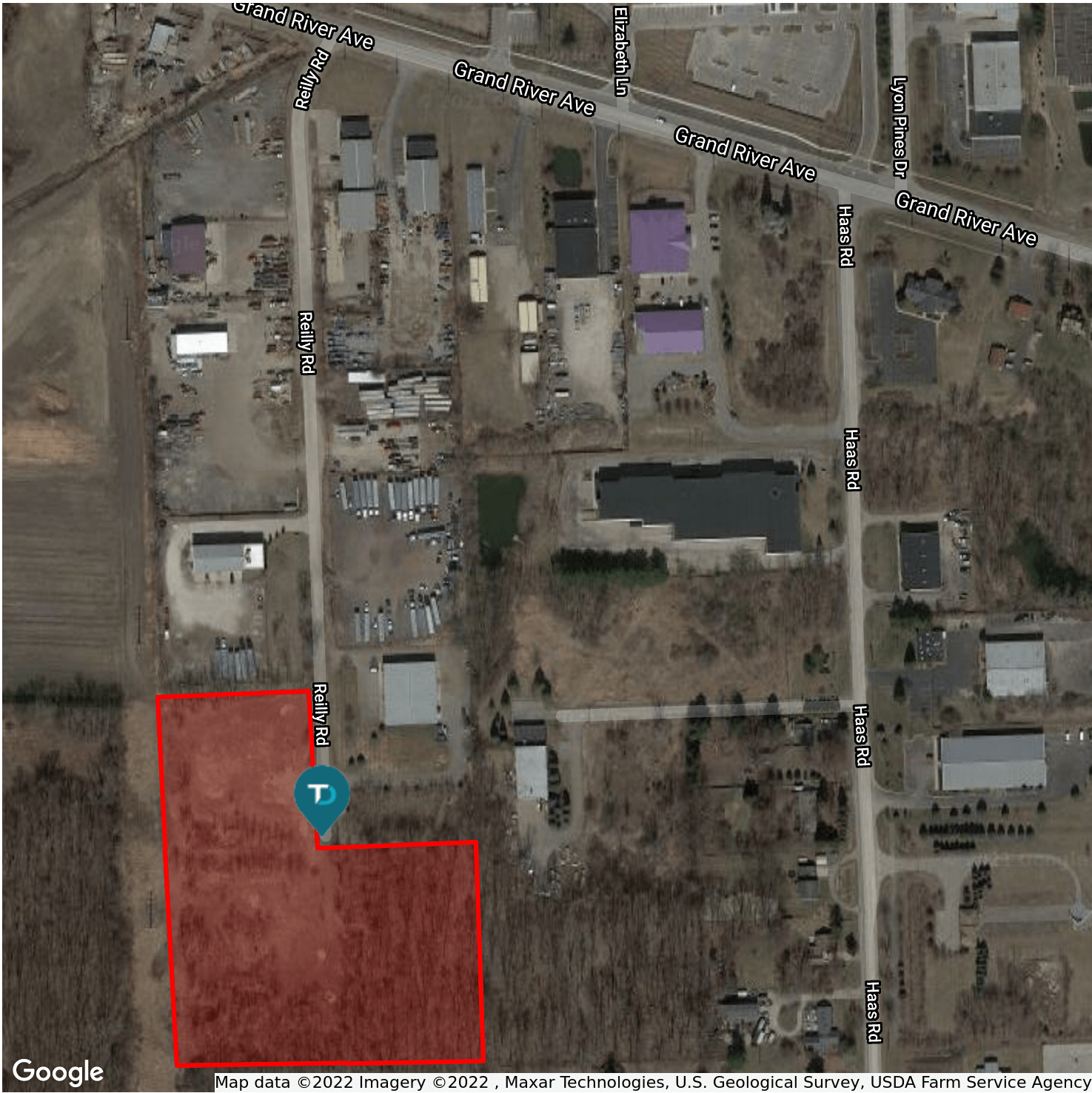
Located on the south end of Reilly Road, south off of Grand River in Lyon Township.





FOR SALE

8.33 Acres Reilly Road  
8.33 Acres Reilly Road Lyon Township, MI 48165



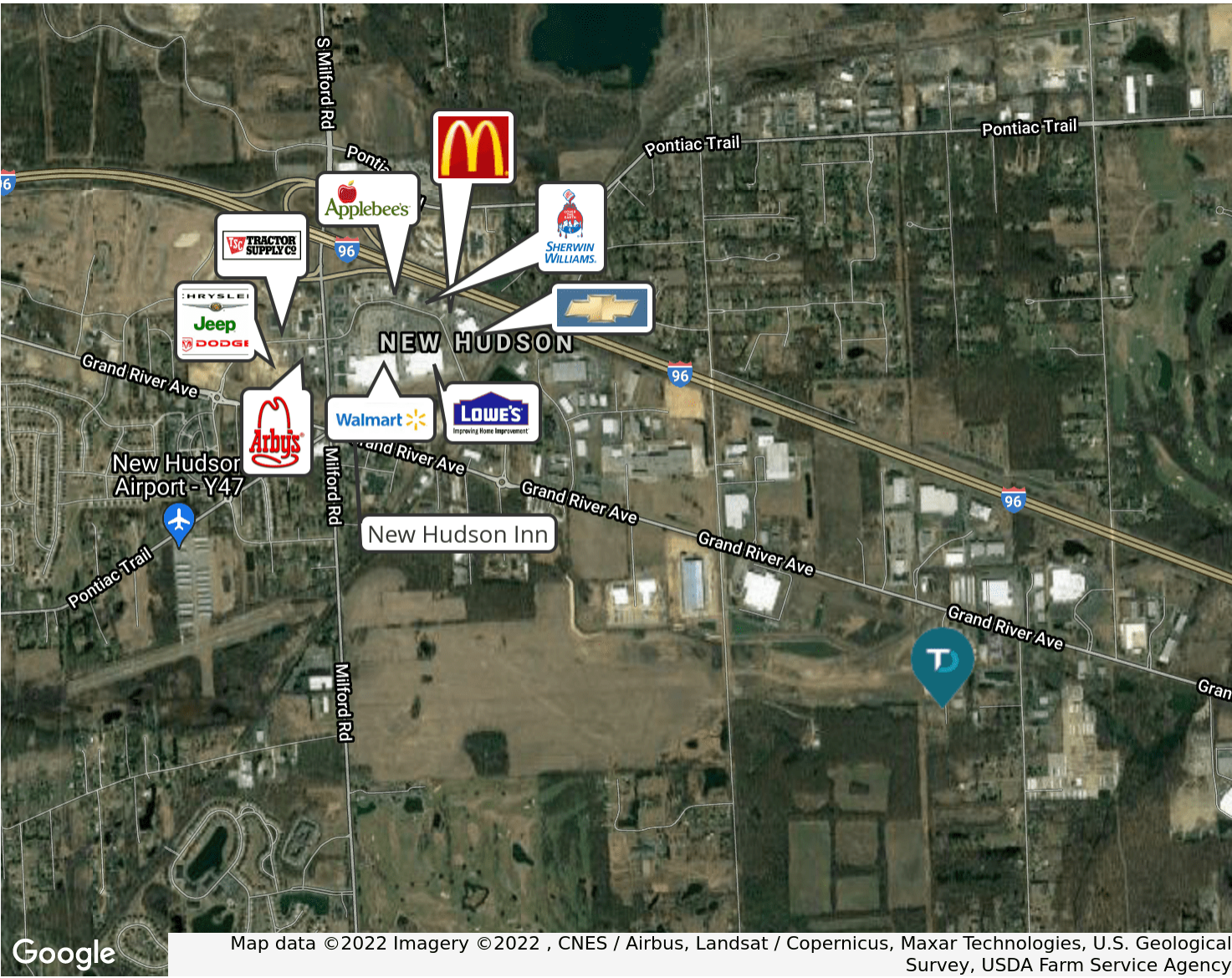
Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



# FOR SALE

## 8.33 Acres Reilly Road

8.33 Acres Reilly Road Lyon Township, MI 48165



DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	499	53,941	256,760
Median age	39.8	36.2	39.4
Total households	172	20,072	98,812
Average HH income	\$95,531	\$91,989	\$97,636
Average house value		\$274,461	\$297,609

## **ARTICLE 33.00 I-1 AND I-2 INDUSTRIAL DISTRICTS**

### **Section 33.01. Statement of purpose.**

- (a) The intent of the I-1 and I-2 industrial districts is to permit the use of land, buildings, and structures for the manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and related accessory uses. Related accessory uses may include, by way of example, research, design, and prototype development related to the industrial operations; the storage of goods in connection with or resulting from industrial operations; the provision of amenities for persons engaged in such operations; the sale of goods resulting from such operations; and, any work of administration or accounting in connection with the industrial operations.
- (b) The I-1 and I-2 industrial districts are also intended to accommodate certain quasi-industrial uses which have characteristics typically associated with industrial operations even though such uses are not engaged in manufacturing, processing, or other industrial operations. Such uses may include, by way of example, lumber yards or contractor yards.
- (c) The regulations in this article 33.00 are further intended to protect lands and uses surrounding industrial development. These regulations are therefore intended to promote only those industrial operations that pose minimal risk from fire; explosions; release of toxic, noxious or hazardous material; exposure to radiation; or other hazards to the health, safety and welfare of the citizens of Lyon Township.
- (d) The regulations in this article provide for two industrial districts with the intent that only the least intensive industrial operations having no external off-site impacts should be located in the I-1 district, which may abut land zoned for residential or commercial use. More intensive industrial operations should be located in the I-2 district, which is intended to be separated from residential and commercial districts.

### **Section 33.02. Permitted uses and structures.**

- A. *Table of Permitted Uses.* In all areas zoned I-1 or I-2, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the uses listed in the following Table of Permitted Uses.
- B. *Special land uses.*
  - 1. Special land uses shall be subject to the review and approval standards and procedures in article 6.00. Class 1 special land uses require the level of scrutiny that is typically applied to all special land use proposals. Class 2 special land uses require an increased level of scrutiny because such uses may: (i) pose a serious risk to the health or safety of township residents; and/or (ii) cause serious degradation of the environment, and/or (iii) be characterized by severe nuisance impacts (noise, odors, etc.).
  - 2. To determine if a proposed special land use may be permitted in a particular location, the planning commission and township board may consider the operating and environmental history of the proposed business, and may require the evaluation of the proposed use by experts who are knowledgeable about the industrial processes associated with the proposed uses. In granting special land use approval, the township board may impose reasonable conditions, including the need for periodic review and re-approval of the special land use.

C. *Uses not cited by name.* A land use which is not cited by name as a permitted use in an I-1 or I-2 zoning districts may be permitted upon determination by the planning commission that such use is clearly similar in nature and intensity and compatible with the permitted uses in the district. In making such a determination, the planning commission shall consider the following:

1. *Determination of compatibility.* In making the determination of similarity and compatibility with permitted uses in the district, the planning commission shall consider specific characteristics of the use in question and compare such characteristics with those of the uses which are expressly permitted in the district. Such characteristics shall include, but are not limited to, truck and vehicular traffic generation, types of services offered, types of goods produced, methods of operation, impacts from noise, air contaminants, odor, heat, fire hazards, and water contaminants, and building and site characteristics.
2. *Conditions by which use may be permitted.* If the planning commission determines that the proposed use is similar to and compatible with permitted uses in the district, the commission shall then decide whether the proposed use shall be permitted by right, as a special land use, or as a permitted accessory use. The proposed use shall be subject to the review and approval requirements for the district in which it is located. The planning commission shall have the authority to establish additional standards and conditions under which a use may be permitted in a district.

Notwithstanding these provisions, any use not specifically listed in the I-1 or I-2 district but which is specifically listed as a use permitted by right or as a special land use in another district, shall not be permitted in the I-1 or I-2 districts.

#### TABLE OF PERMITTED USES

Legend:	
✓ =	Use is Principal Permitted Use
✗ =	Not Permitted in District
SP1 =	Class 1 Special Land Use — See subsection 33.02.B
SP2 =	Class 2 Special Land Use — See subsection 33.02.B
* Please note: Industrial operations of any type occupying over 100,000 sq. ft. of gross floor area, or having a net density of over 40 employees per acre, or generating more than 100 truck trips per day shall be subject to special land use approval in the I-1 district.	

SECTION 33.02 TABLE OF PERMITTED USES			
Use	Districts Where Permitted		Comments
	I-1*	I-2	
A. Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly related to the following:			
1. Food products	✓	✓	
2. Textiles, apparel, other fabric products	✓	✓	

3. Lumber and wood products, including lumber yards and building materials sales establishments.	√	√	See section 33.03, subsection C, for conditions related to lumber yards. Lumber and planing mills shall be permitted in the I-2 district only
4. Furniture and fixtures	√	√	
5. Paper and allied products	√	√	
6. Printing, publishing, and allied industries	√	√	
7. Chemicals and allied products	χ	SP1	
8. Oil and gas processing facilities	SP1	SP1	Oil and gas processing facilities are permitted for purpose of processing oil and gas extracted in the township, subject to section 19.02, subsection IV
9. Rubber and plastics products, including manufacture of products from recycled plastic	√	√	
10. Leather and leather products	√	√	
11. Stone, clay and glass products, including brick and block products	√	√	
12. Primary metals industries	√	√	
13. Fabricated metal products, machinery and transportation equipment	√	√	
14. Machinery	√	√	
15. Electrical and electronic machinery and parts	√	√	
16. Transportation equipment	√	√	
17. Professional and scientific instruments	√	√	
18. Photographic and optical equipment	√	√	
19. Watches and clocks	√	√	
20. Sheet metal products (including heating and ventilating equipment, cornices, eaves, etc.)	√	√	Stamping, pressing, and reforming of major sheet metal shall be permitted in the I-2 district only, subject to special land use approval
21. Processing of corrosive acid, cement, lime, gypsum or plaster	χ	SP2	
22. Distillation of bone, tar, petroleum refuse, grain or wood	χ	SP2	
23. Processing or storage of manufactured explosives, including dynamite, plastique, blasting caps, etc.	χ	SP2	



24. Processing of fertilizer or storage of compost	χ	SP2	
25. Processing of products from animal refuse or offal, including glue, size or gelatin	χ	SP2	
26. Processes that use steam or board hammers or forging presses	χ	SP2	
27. Tanning, curing or storage of skins or hides	χ	SP2	
28. Processing of sulphurous, sulfuric, picric, nitric, carbolic, hydrochloric or other corrosive acid	χ	SP2	
29. Recycling where materials are incinerated	χ	SP2	
30. Sludge processing plants	χ	SP2	
31. Metal recycling plants where scrap metal and metal products are melted	χ	SP2	
B. Railroad transfer and maintenance facilities	χ	SP1	
C. Motor freight transportation and related facilities	SP1	√	See section 33.03, subsection G, for special conditions
D. Wholesale trade (including wholesale and industrial distributors, warehousing, freight forwarders, wholesale assemblers)	√	√	
E. Laboratories involved in research, design, testing, prototype product development	√	√	
F. Greenhouse and plant nurseries, including outside storage of plant material	√	√	
G. Tool, die, gauge and machine shops	√	√	
H. Data processing and computer centers	√	√	
I. Central dry cleaning plants and laundries	√	√	Such facilities shall not deal directly with customers at retail
J. Public utility or municipal service buildings (including electric or gas service buildings or yards, telephone exchange buildings, electric transformer stations, gas regulator stations, water treatment plants, sewage treatment plants)	√	√	

K. Recycling collection stations and centers, but not including sorting and cleaning facilities	SP1	v	
L. Landscape contractor's operation	SP1	v	See section 33.03, subsection D, for special conditions
M. Contractor storage yards	χ	SP1	
N. Radio and television transmitting and receiving towers	SP1	SP1	See section 19.02, subsection Y.
O. Mini warehouses	SP1	χ	See section 19.02, subsection T.
P. A septic field or retention or detention basin that is accessory to a commercial use	SP1	SP1	See section 33.03, subsection I, for special conditions
Q. Construction equipment and related equipment sales, leasing, and storage	SP1	v	See section 33.03, subsection H, for special conditions
R. Truck, tractor, and trailer sales, rental and repair	SP1	SP1	See section 19.02, subsection X.
S. Salvage yards for the conversion of saleable materials	χ	SP1	See section 19.02, subsection 5.
T. Stockyards, slaughterhouses and rendering plants	χ	SP2	
U. Any use that poses an unusually high risk to the quality or quantity of ground or surface water	χ	SP2	
V. Concrete plants	χ	SP1	See section 19.02, subsection GG.
W. Minor vehicle repair, including trucks up to 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
X. Major vehicle repair, including trucks up to 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
Y. Repair of RVs and trucks having a rated capacity up to or greater than 1½ ton capacity	SP1	SP1	See section 19.02, subsection E.
Z. Tire replacement with minor vehicle repair	SP1	SP1	See section 19.02, subsection E.
AA. Sales, rental and repair of motorhomes, travel trailers, fifth wheels, truck campers and camping trailers or pop-ups, and other recreational vehicles with sleeping, sanitary and food preparation capabilities which are normally intended for temporary lodging and shelter while traveling or vacationing	SP1	χ	See Subsection 19.02.HH for conditions

BB. General office buildings and uses, including but not limited to, office for administrative functions, accounting, insurance, professional services, financial, services, and financial institutions, such as banks	SP1	SP1	
CC. Commercial recreation facilities designed and equipped for the conduct of amateur sports, exercise and other recreation activities in enclosed buildings, which are operated as a business and open to the public for such activities through a membership or use fee, such as: indoor soccer; tennis, racquet and handball courts; ice and roller skating rinks; basketball and volley ball courts; exercise and fitness centers; golf ranges; firearm shooting ranges; gymnasiums; swimming pools; trampoline establishments, and similar facilities. This shall not include entertainment facilities such as theaters, video or pinball arcades or billiard or pool parlors.	SP1	SP1	See subsection 19.02.LL for conditions
DD. Essential services	√	√	See section 12.14 for conditions
EE. Uses and structures accessory to the above	√	√	See article 18.00. accessory office and sales operations may be permitted, subject to section 19.04, subsection A.
FF. Industrial uses not listed	See subsection 33.02.C, uses not cited by name		

(Ord. No. 01-14, § 3, 1-7-2014)

### Section 33.03. Development standards.

#### A. *Enclosure of operations in a building.*

1. All manufacturing, compounding, assembling, processing, packaging, or any other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified herein, and except for outside storage that may be permitted in accordance with the conditions specified in section 33.03, subsection B. Operation of pollution control equipment is an industrial activity that is subject to these enclosure requirements.
2. All doors and windows must be closed at all times, except as otherwise specified, to insure that the maximum amount of noise, odor, smoke, steam, debris or other bi-products of the manufacturing, compounding, assembling, processing, packaging or other industrial or business activities are retained within the confines of the enclosed building. Any pedestrian or delivery doors may be opened, but only

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(Supp. No. 18)



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during the actual process of loading or unloading supplies and/or materials and for the normal ingress and egress of pedestrian use. Additionally, windows and doors may be open for valid emergency purposes that affect the health, safety, and welfare of the industrial or business employees.

3. A waiver from these building enclosure requirements may be sought to allow doors and/or windows to be left open. Upon receipt of a written request, such a waiver may be granted by the building official or his/her designee. The building official or his/her designee may revoke the waiver at his/her discretion.
- B. *Outside storage.* Outside storage may be permitted in conjunction with and accessory to any permitted use in the I-1 and I-2 district subject to the following conditions:
1. Outside storage may be used only to store materials to be used on a timely basis in the inside industrial operations or for storage of finished product prior to shipment. In no case shall outdoor storage areas be used to store obsolete machinery or materials no longer used or intended to be used in the industrial operation.
  2. No individual product or material shall be stored outside for more than one year.
  3. Outside storage may extend to the property lines except that it shall extend no closer to any road than the principal building on the site, and no closer than 75 feet to any residentially-zoned district.
  4. Outside storage shall be completely screened with a screen that is opaque through all seasons from the ground to a height of at least eight feet. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, existing vegetation or a combination thereof. A plan for ongoing replacement of dead or diseased vegetation shall be submitted if any portion of the required screen includes vegetation. Compliance with landscaped or vegetative screening shall be based on the average mature height and year-round density of foliage of the proposed plant species, and may include field observation of existing vegetation. Walls and fences shall comply with the requirements in article 15.00.  
  
The planning commission may waive or modify these requirements for screening upon determining that the outdoor storage will be adequately screened from view by existing or proposed buildings, trees or shrubs, or other physical features.
  5. Outside storage shall not exceed eight feet in height.
  6. Outside storage that is screened with vegetation alone shall be completely enclosed within a security fence.
  7. Outside storage areas shall be paved and properly drained. The planning commission may waive the requirement for paving where the applicant submits sufficient evidence that a paved surface would not support heavy machinery used on the site or would not otherwise be appropriate for the intended use of the site. Paved, gravel, crushed concrete or other surfacing shall be subject to review and approval by the township engineer. Unpaved open storage shall be permitted only where it is not visible from the perimeter of the site and all public roads. Pavement shall be required if there is any risk of ground or surface water contamination as a result of a spill or leakage.
  8. Outside storage areas shall be shown on a site plan, which shall be subject to special land use review and approval. The site plan shall illustrate or specify the following information, at minimum:
    - a. The exact boundaries of proposed outside storage.
    - b. Surfacing and drainage details.
    - c. Screening details.

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- d. Layout of outside storage areas, including access and maneuvering areas. The applicant shall demonstrate on the site plan how clear access throughout the storage area will be maintained for emergency vehicles.
  - 9. For the purposes of this subsection, trucks, trailers, and other equipment used in the normal course of an approved, legally operated business shall not be considered outside storage. Any such accessory truck and trailer parking shall be permitted in the I-1 and I-2 districts provided such parking is screened in accordance with section 15.02, subsection E. Trailers parked on a site shall not be used for storage.
  - 10. Outdoor storage shall only be permitted on parcels abutting principal arterial, minor arterial, rural major/urban collector, or rural minor collector roads, as identified in the Lyon Township Master Plan.
- C. *Lumber yards and building material sales establishments.* Lumber yards or building material sales establishments may have storage in partially open structures (instead of fully-enclosed structures), subject to the following conditions:
- 1. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.
  - 2. Open storage structures shall be enclosed on three sides with a roof and the open side shall not be visible from the road.
  - 3. The entire site, exclusive of access drives, shall be enclosed with a six-foot high chain link fence or masonry wall, constructed in accordance with section 12.16.
  - 4. A landscaped greenbelt with a minimum width of 20 feet shall be required adjacent to any street, in conformance with section 15.02, subsection D.
- D. *Landscape contractor operations.* Landscape contractor operations shall comply with the following requirements:
- 1. All vehicles and equipment shall be stored in a fully-enclosed building.
  - 2. Heavy construction equipment, such as bulldozers and front-loaders, shall not be stored or used on the site, unless approved as a special land use.
  - 3. Outside storage of plant material is permitted in the I-1 and I-2 districts. Outside storage of landscape materials, such as mulch, top soil, stone, etc., shall be permitted subject to the requirements in the preceding subsection B.
- E. *Accessory retail and service uses.*
- 1. Accessory retail or service uses that are intended to serve the employees and patrons of the principal use shall be an incidental use occupying no more than five percent of a building that accommodates a principal permitted use. Permitted accessory retail and service uses shall be limited to the following:
    - a. Retail establishments that deal directly with the consumer and generally serve the convenience shopping needs of workers and visitors, such as convenience stores, drug stores, uniform supply stores, or similar retail businesses.
    - b. Personal service establishments which are intended to serve workers or visitors in the district, such as dry cleaning establishments, travel agencies, tailor shops, or similar service establishments.
    - c. Restaurants, cafeterias, or other places serving food and beverages for consumption within the building.
    - d. Financial institutions, including banks, credit unions, and savings and loan associations.

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2. Limited accessory retail sales of primarily products produced by a permitted use located on the premises, where such retail operations are intended to serve the general public shall be permitted in the I-1 and I-2 districts, subject to the following requirements:
    - a. *Character of the principal use.* The principal use on the site must be industrial in character.
    - b. *Percent of floor area.* The retail activity shall occupy no more than twenty percent of total floor area or 2,000 square feet, whichever is less.
    - c. *Products offered for sale.* Retail sales shall be limited primarily to products produced on the premises. If it is determined that the sale of limited specialty products not produced on the premises is essential to installation or use of the principal product sold, then such sales may be permitted.
    - d. *Compatibility of traffic.* The type of and quantity of traffic generated by the retail sales operation shall be compatible with permitted industrial uses in the district.
  - F. *Truck and trailer parking.* Trucks and trailers used on an ongoing basis for accessory transport operations related to a permitted principal use may be parked outside subject to the following requirements:
    1. No truck or trailer shall be parked outside longer than seven calendar days, except that trucks, trailers and other equipment that are accessory to the principal building or use may be parked for longer periods, subject to prior township approval of a site plan illustrating the location and method of screening such parking from roads and residential uses.
    2. Truck and trailer parking shall comply with the screening, setbacks, location, paving, drainage, and site plan review requirements for outside storage, as described in section 33.03, subsection B.
    3. The requirements in this subsection F., shall not apply to motor freight and other businesses whose principal operation is trucking, shipping, or cartage.
  - G. *Motor freight operations.* Motor freight operations, including trucking, shipping, or cartage companies, shall comply with the following requirements:
    1. No truck or trailer shall be parked outside longer than seven calendar days, except that trucks, trailers and other equipment that are accessory to the principal building or use may be parked for longer periods, subject to prior township approval of a site plan illustrating the location and method of screening such parking from public roads and residential uses.
    2. Truck and trailer parking shall comply with the requirements for screening, setbacks, location, paving, drainage, and site plan review that apply to outside storage, as described in section 33.03, subsection B. Trucks and trailers parked on the site shall be completely screened from view from any public road or highway.
    3. Outside storage, except for truck and trailer parking associated with the principal business shall be prohibited.
    4. No outside repair of any type shall be permitted.
    5. The township board, after receiving a recommendation from the planning commission may restrict the hours of operation of a motor freight operation to reduce the impact of any such use on other land uses.
    6. The township board, after receiving a recommendation from the planning commission, may limit the number or location of driveways used for truck ingress or egress, the travel routes used by the trucks, and/or hours of operation for the purposes of traffic safety and to reduce the impact of any such use on other land uses.
    7. Exterior speakers shall not be permitted.



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8. Storage of gasoline or other liquid combustible materials shall comply with the requirements imposed by the state fire marshal on, above or below ground tanks.
- H. *Construction equipment and related equipment sales and leasing.* Companies engaged in sales and leasing of construction and related equipment shall comply with the outside storage requirements of section 33.03, subsection B.
- I. *Septic field or retention basin accessory to a commercial use.* A septic field or retention or detention basin that is accessory to a commercial use may be located on industrially-zoned property, subject to the following conditions:
1. The septic field or retention or detention shall be located on the same parcel of land as the commercial use to which it is accessory.
  2. Placement of the septic field or retention or detention basin on industrially-zoned land shall be permitted only if the applicant demonstrates to the planning commission's satisfaction that there is no other feasible alternative for development of the parcel.
  3. Placement of the septic field or retention or detention basin on industrially-zoned land shall not be permitted if the planning commission finds that such action would in any way be detrimental to the development or use of nearby industrially-zoned properties or the industrial district as a whole.
- J. *Additional required conditions.* Except as otherwise noted, buildings and uses in the industrial districts shall comply with the following requirements:
1. Production and manufacturing facilities and operations permitted subject to special land use approval in the I-2 district shall be located not less than 300 feet from any residentially-zoned district.
  2. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with the performance standards set forth in article 20.00.
  3. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall maintain compliance with all environmental and safety and health statutes and regulations promulgated by the United States Environmental Protection Agency, Michigan Department of Environmental Quality, or other federal, state, or county agency or department.
  4. For the purposes of determining landscaping and architectural design requirements, the yard adjacent to the I-96 freeway shall be considered a front yard.
  5. Truck and trailer parking on parcels adjacent to I-96 shall be screened from exposure to I-96 in accordance with the screening requirements in section 15.02, subsection E.
  6. Where applicable, machinery shall comply with the standards in section 19.02, subsection EE.
- K. *Site plan review.* Site plan review and approval is required for all uses in the industrial districts in accordance with article 4.00. The industrial activity statement described in the following subsection L., shall be required for site plan review and shall be considered an integral part of the approved site plan.
- L. *Industrial activity statement.* In order to plan for and accommodate new industries in Lyon Township, the following information shall be provided for all proposed industrial businesses. An industrial activity statement is required in conjunction with site plan review. An industrial activity statement is also required for a new industry prior to occupying an existing building, even if a formal site plan review is not required. Responses shall be submitted on company letterhead, signed and dated by the chief executive of the proposed Lyon Township facility.
1. Business name.
  2. Business mailing address.

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3. Business phone no., fax no., and emergency phone no.
  4. If a subsidiary, the name and address of the parent company.
  5. The names and titles of individuals involved in management of the business in Lyon Township.
  6. A detailed description of the business to be located in Lyon Township, including, at minimum, the following information (this information, including the levels of emissions and discharges specified will become a part of the approved site plan, and may be used by the township to monitor compliance with the approved site plan):
    - a. The types of industrial processes to be used.
    - b. The products to be created.
    - c. Identification of chemicals, hazardous substances, flammable or combustible liquids, pesticides, fertilizers, and oil products to be used, stored, or produced.
    - d. Description of the type and maximum level of any air contaminants or air emissions to be produced by the industrial processes, and description of the measures to be taken to protect air quality.
    - e. Description of the type and maximum amount of wastewater to be produced, and description of the measures to be taken to prevent discharge of pollutants into or onto the ground.
    - f. Description of the type and level of noise to be created by the industrial processes, and description of any noise abatement measures to be taken.
  7. If the business is relocating from another municipality, the addresses of previous location(s).
  8. The expected daily hours of operation.
  9. The days of the week when expected to be in operation.
  10. Number of employees expected at the Lyon Township facility.
  11. Indication whether the business has been cited within the past five years, in any form or manner, by any governmental authority for violation of any laws and regulations, including environmental laws and regulations, and indication whether the business had any permits revoked because of noncompliance with governmental regulations, with detailed explanation.
  12. Indication whether, in the past five years, any employees sustained on-the-job disabling injuries or injuries necessitating recovery lasting more than two weeks, or whether any employees have been killed on the job, with detailed explanation.
  13. Indication whether there are any special fire protection devices or measures required by this business, with detailed explanation.
  14. Indication whether there are any special waste treatment procedures or measures required by this business, with detailed explanation.

In the letter containing the above information, the following statement shall be inserted prior to the signature by the chief executive officer of the Lyon Township facility:

I hereby swear or affirm that I have sufficient knowledge concerning the proposed business to provide the information provided herein and that this information is true and accurate. I further swear or affirm that I have the authority to sign this document on behalf of the applicant.

I acknowledge that the information contained in this document is required under the Lyon Township Zoning Ordinance and shall become a part of our site plan review application. I acknowledge that any omission or material misrepresentation as to the information contained herein shall be cause for denial of the

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application, and if the omission or material misrepresentation is discovered subsequent to site plan approval, for revocation of that site plan approval. I acknowledge that any operations of the business that are inconsistent with or in conflict with the information presented herein shall constitute a violation of the Zoning Ordinance, and shall be subject to the penalties and corrective action specified in the Zoning Ordinance.

- M. *Area, height, bulk and placement requirements.* Buildings and uses in the industrial districts are subject to the area, height, bulk and placement requirements in article 36.00, Schedule of Regulations.
- N. *Planned development.* Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in article 7.00.
- O. *General development standards.* Buildings and uses in the industrial districts shall be subject to all applicable standards and requirements set forth in this Ordinance, including the following:

<b>Article</b>	<b>Topic</b>
Article 12.00	General Provisions
Article 14.00	Off-Street Parking and Loading
Article 15.00	Landscaping, Screening and Walls
Article 19.00	Site Development Standards
Article 20.00	Performance Standards
Article 36.00	Schedule of Regulations

(Ord. No. 04-13, pt. 5, 11-4-2013; Ord. No. 02-14, pt. 2, 1-6-2014; Ord. No. 10-16, pt. 12, 11-9-2016)

## ***ARTICLE 36.00 SCHEDULE OF REGULATIONS***

### **Section 36.01. Intent and scope of requirements.**

The purpose of this article is to establish regulations governing lot size, required yards, setbacks, building height, and development density for each zoning district. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established for the district in which the building or use is located. A portion of a lot used to comply with the regulations in this article with respect to one building or use shall not be simultaneously used to comply with the regulations with respect to another building or use.



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**Section 36.02. Schedule of regulations.**

All buildings, uses, and parcels of land shall comply with the regulations set forth in the following Schedule of Regulations and footnotes thereto.

**Section 36.02 - SCHEDULE OF REGULATIONS**

District	Lot Minimum		Maximum Height of Structures <sup>d</sup>		Minimum Setback Requirement (in Feet) <sup>f, z</sup>			Minimum Parking Setback (Feet) <sup>i</sup>		Minimum Usable Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage (%)
	Area <sup>a</sup> (Sq. Ft.)	Width (Feet)	In Stories	In Feet	Front Yard	Each Side Yard	Rear Yard	Front Yard	Side & Rear		
R-1.0	43,560 <sup>b</sup>	150 <sup>b,c</sup>	2½	30 <sup>e</sup>	75 <sup>g,aa</sup>	30 <sup>g,h,aa</sup>	75 <sup>g,aa</sup>	75 <sup>j</sup>	—	1,200	20
R-0.5	21,780 <sup>b</sup>	120 <sup>b,c</sup>	2	25	40 <sup>g,aa</sup>	15 <sup>g,h,aa,ee</sup>	60 <sup>g,aa</sup>	40 <sup>j</sup>	—	1,200	25
R-0.3	15,000 <sup>b</sup>	100 <sup>b,c</sup>	2	25	35 <sup>g,aa</sup>	15 <sup>g,h,aa,ee</sup>	50 <sup>g,aa</sup>	35 <sup>j</sup>	—	1,200	25
RM-1	<sup>k</sup>	200	2½	30	40	30 <sup>m</sup>	30 <sup>m</sup>	40 <sup>o,p</sup>	o,p	q	25
RM-2	<sup>k</sup>	200	2½	30	40	30 <sup>m</sup>	30 <sup>m</sup>	40 <sup>o,p</sup>	o,p	q	25
MHP	6,000 <sup>l</sup>	50 <sup>l</sup>	2	25	40	30 <sup>n</sup>	30 <sup>n</sup>	40 <sup>o</sup>	o	n	—
O-1	15,000	100	2	25	75 <sup>cc</sup>	20 <sup>r</sup>	40	bb,cc	10 <sup>o</sup>	—	60
B-2	15,000	100	2	30	75 <sup>cc</sup>	20 <sup>r,t</sup>	60	bb,cc	10 <sup>o</sup>	—	60
B-3	21,780	120	2	30	75 <sup>s, cc</sup>	20 <sup>r,t</sup>	60	bb,cc	10 <sup>o</sup>	—	60
RO	21,780	120	2	45 <sup>dd</sup>	75 <sup>x</sup>	30 <sup>u</sup>	40 <sup>u</sup>	50 <sup>o</sup>	10 <sup>o</sup>	—	60
I-1	21,780	120	—	40	75 <sup>x</sup>	20 <sup>u,w</sup>	40 <sup>u,v,y</sup>	50 <sup>o</sup>	10 <sup>o</sup>	—	75
I-2	87,120	200	—	45	75 <sup>x</sup>	30 <sup>u,w</sup>	50 <sup>u,v,y</sup>	75 <sup>o</sup>	10 <sup>o</sup>	—	75
P-1	—	—	—	10	y	y	y	10 <sup>o</sup>	10 <sup>o</sup>	—	—
MU	15,000	100	3	35	ff	ff	ff	gg	10	q	75
NH <sup>hh</sup>											

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## FOOTNOTES TO THE SCHEDULE OF REGULATIONS

- <sup>a</sup> *Lot area.* "Net lot area", as defined in section 3.02, shall be used to determine compliance with lot area requirements.
- <sup>b</sup> *Lot requirements with sewers.* Lots served by a sanitary sewer system that has been approved by the township shall comply with the following standards (see section 12.09 for minimum lot frontage):

District	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
R-1.0	35,000	135
R-0.5	17,000	110
R-0.3	12,000	90

- <sup>c</sup> *Lot depth and proportions.* The minimum lot depth in single-family districts shall be 120 feet. Lot depths of newly created lots in the R-2.5 and R-1.0 districts shall be no greater than four times the lot width, and lot depths in the R-0.5 and R-0.3 districts shall be no greater than three times the lot width. The township may permit lot splits that vary from these proportions where such action would reduce existing nonconformance with these standards.
- <sup>d</sup> *Exceptions to height standards.* The height standards shall not apply to certain structures listed in section 12.14, subsection B.
- <sup>e</sup> *Exceptions to height standards for agricultural uses.* The maximum height of permitted accessory farm buildings which are essential and customarily used in the agricultural operations associated with a bona fide farm (as defined in section 3.02) shall be 45 feet, except that the maximum height of silos shall be 100 feet; provided that all such accessory farm buildings shall be located at least 100 feet from any residential dwelling other than the dwelling on the lot where the accessory farm buildings are located.
- <sup>f</sup> *Wetlands and watercourse setbacks.* The following setbacks shall be maintained from any protected wetlands and watercourses, as defined in section 3.02.
- (1) A 25-foot vegetated strip setback shall be provided from the boundary of any protected wetland and from the high-water mark of any watercourse for all office, commercial and industrial developments. No buildings, structures, parking lots, dumpster pads, or other impervious surfaces may be located in this setback, with the exception of a six-foot wide (max. width) sidewalk or boardwalk. The purposes of the 25-foot setback are to provide access to all sides of the building in the interest of public safety, provide access for maintenance of the building and site, and to provide access for protected wetland or watercourse monitoring and protection. While there are no specific landscaping requirements, property owners are encouraged to maintain a "vegetated strip setback" for all office, commercial and industrial developments, which is intended to have a rich diversity of vegetation so as to filter stormwater as it enters the protected wetland or watercourse.
  - (2) A 25-foot vegetative strip and construction and building setback shall be maintained from the boundary of any protected wetland and from the high-water mark of any watercourse for all residential subdivision and condominium projects. The purposes of the 25-foot setback are to provide access to all sides of the building in the interest of public safety, provide access for maintenance of the building and site, prevent elevated water levels from entering homes, and to provide access for protected wetland or watercourse monitoring and protection.
- The 25-foot vegetated strip and building and construction setback in subdivision or condominium projects is intended to have a rich diversity of vegetation, so as to filter stormwater as it enters the

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protected wetland or watercourse. No permanent buildings, structures or other permanent site improvements (e.g., sidewalks, boardwalks) shall be placed, nor shall any major construction activity occur in the 25-foot setback. Temporary disturbances, when limited to the minimum amount necessary, may be allowed in the setback when the required setback is located within the boundary of a residential unit/lot. However, this area must be restored to its pre-construction condition. Restrictive use within this 25-foot setback shall be addressed in the master deed or covenants, conditions and restrictions for the development when the 25-foot setback is located within the boundary of a residential unit/lot.

- (3) Notwithstanding the restrictions set forth in items (1) and (2), above, the township engineer may permit grading and stormwater pipes within a 25-foot vegetated strip and building and construction setback, consistent with a stormwater management plan that protects the essential qualities of the wetland.

<sup>g</sup> *Minimum setbacks for nonresidential uses.* Permitted nonresidential uses shall comply with setback requirements set forth in article 19.00 for specific uses. Unless otherwise specified in article 19.00, permitted nonresidential uses shall comply with whichever of the following requirements is greater:

- (1) The minimum setback requirements set forth in the Schedule of Regulations; or  
(2) One and one-half times the height of the building.

<sup>h</sup> *Setback on side yards facing a street.* On corner lots there shall be maintained a front yard along each street frontage.

<sup>i</sup> *Parking setback.* Off-street parking shall comply with the requirements in section 14.01, subsection B.

<sup>j</sup> *Parking in residential districts.* The minimum parking setbacks shall not apply to operable vehicles that are parked in a driveway.

<sup>k</sup> *Minimum lot area in multiple-family districts.* The minimum lot area requirements in the RM-1 and RM-2 districts shall be based on the density standards in section 19.03, subsection A.

<sup>l</sup> *Minimum lot area and width in the MHP district.* The minimum lot area for each unit in a mobile home park shall be 6,000 square feet for single-wide units and 9,000 square feet for double-wide units and the minimum lot width for each unit shall be 50 feet. However, the minimum lot area and lot width requirements may be reduced by 15 percent provided that: 1) the average lot area for the mobile home park as a whole is 6,000 square feet; and 2) for each square foot of land gained through reduction of a lot below 6,000 square feet, at least an equal amount of land shall be dedicated as open space for the collective use and enjoyment of the mobile home park residents.

<sup>m</sup> *Building setbacks in multiple-family districts.* The minimum distance between any two multiple-family structures erected on the same lot or parcel shall be determined in accordance with section 19.03, subsection A.

<sup>n</sup> *Mobile home park district requirements.* Mobile home parks shall comply with the requirements in section 19.03, subsection C.

<sup>o</sup> *Parking setback adjacent to a residential district.* Off-street parking shall be set back a minimum of 20 feet from any residential district boundary.

<sup>p</sup> *Parking setback in multiple-family districts.* Off-street parking lots in RM-1 and RM-2 districts shall comply with the requirements in section 19.03, subsection A.7.

<sup>q</sup> *Minimum floor space in the RM-1 and RM-2 districts.*

Number of Bedrooms	Required Floor Area (sq. ft.)
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0	500
1	500
2	700
3	900
4	1,000
Each Additional Bedroom	100

<sup>r</sup> *Minimum setback adjacent to a residential use.* Buildings in commercial and office districts shall be set back a minimum of 40 feet from any residential district boundary.

<sup>s</sup> *Modification to front setback requirement.* Where the front setbacks of two or more existing principal permitted structures within 300 feet are less than the minimum required in the Schedule of Regulations, then the planning commission may permit a building subsequently erected within 300 feet to be set back a distance no less than the average of the front setbacks of the existing structures, subject to review and approval of the site plan and provided that:

- (1) Only structures that are located on the same side of the street and in the same zoning district as the proposed use shall be considered.
- (2) Such modification to the front setback requirement shall be permitted only where it would achieve quality site design, maintain continuity in the streetscape, provide adequate views for commercial uses, and achieve functional pedestrian and vehicular circulation.

<sup>t</sup> *Side yard setback in certain commercial areas.* The side yard may be reduced to zero where there is party wall construction if such party wall is composed of fire-proof materials and further that such party wall contains no windows, doors, or other openings. However, if the adjoining property is used for residential purposes, a 40-foot setback shall be provided.

<sup>u</sup> *Minimum setback adjacent to a residential district.* Where an adjacent district is zoned for residential use, buildings in industrial and research office districts shall be set back the minimum distances specified in the following chart:

(1) **I-1 and RO DISTRICTS**

<u>Building Height</u>	<u>Minimum Setback from Residential Zone</u>
15 ft. or less	50 ft.
Over 15 ft.	50 ft., plus 5 additional feet for every one foot over 15 feet in height

(2) **I-2 DISTRICT**

<u>Building Height</u>	<u>Minimum Setback from Residential Zone</u>
15 ft. or less	75 ft.
Over 15 ft.	75 ft., plus 5 additional feet for every one foot over 15 feet in height

<sup>v</sup> *Setback requirements for outside storage.* If permitted, outside storage in any industrial district shall comply with the requirements in section 33.03, subsection A.

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- <sup>w</sup> *Setbacks adjacent to railroads.* Required setbacks may be reduced adjacent to a railroad right-of-way, subject to review and approval of the site plan.
- <sup>x</sup> *Front yard setback in industrial and research office parks.* In industrial park and research office park subdivisions that are designed so that lots face each other on both sides of an internal road, the minimum front yard setback shall be 40 feet, provided that, the required front yard is landscaped in accordance with section 15.03, and shall not contain any off-street parking or loading.
- <sup>y</sup> *Setbacks in the P-1 district.* Off-street parking in the P-1 district shall comply with the requirements in article 35.00.
- <sup>z</sup> *Measurement of setbacks.* On public roads, the required front and external side setback shall be measured from the planned right-of-way line, based on the Master Right-of-Way Plan for County Roads produced by the Road Commission for Oakland County. On private roads, the required front and external side setback shall be measured from the road easement line.
- <sup>aa</sup> *Setback on corner lots.* In the event that setback requirements specified in the Schedule of Regulations cannot be complied with on a parcel located at the intersection of a private road and public road, then the rear yard setback shall be reduced by an amount necessary to allow construction in conformance with the front setback standards, provided that in no case shall the rear yard setback be reduced to less than the side setback standard specified in the Schedule of Regulations.
- <sup>bb</sup> *Setbacks of off-street parking.* Off-street parking shall comply with the setbacks in section 14.01, subsection B.1.b.
- <sup>cc</sup> *Setbacks in commercial and office districts.* If off-street parking is located closer to the front lot line than the principal building, then buildings and structures shall set back at least 75 feet from the front lot line. If no off-street parking is located closer to the front lot line than the principal building, the planning commission may reduce the minimum setback, provided that no building or structure shall be located closer than 40 feet to the front lot line.
- <sup>dd</sup> *Maximum height in the RO district.* The maximum height of 45 feet shall be permitted subject to compliance with the township fire code.
- <sup>ee</sup> *Side yard setback option for single-family residential developments located in all residential zoning districts, planned developments and average lot size developments:*
- (1) To accommodate side entry garages in a conventional single-family residential development, planned development and average lot size development in the R-0.5 and R-0.3 zoning districts, houses may be offset, with a minimum side setback of five feet on one side; provided that the minimum distance between houses shall be 30 feet. For example, the side yard setbacks may be reduced to five feet on one side and 25 feet on the other, 30 feet total. Other combinations may also be permitted. This option shall be permitted only on blocks where, prior to any housing construction, the minimum side setbacks and garage orientation have been designated for every lot on the approved final preliminary plat or site condominium plan.
  - (2) To accommodate side entry garages in a single-family residential planned development or average lot size development in the R-1.0 zoning districts, houses may be offset, with a minimum side setback of 15 feet, provided that the minimum distance between houses shall be 40 feet. For example, the side yard setbacks may be reduced to 15 feet on one side and 25 feet on the other, with 40 feet total. This option shall be permitted only on blocks where, prior to any housing construction, the minimum side setbacks and garage orientation have been designated for every lot on the approved final preliminary plat or site condominium plan.
- <sup>ff</sup> See section 43.03.G.



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<sup>gg</sup> *Front yard minimum parking setback.* No new parking lot shall be created nor any existing parking lot expanded in front of a building.

<sup>hh</sup> For dimensional regulations in the New Hudson District, please see article 41 in this Ordinance.

(Ord. No. 07-12, pt. 2, 10-1-2012; Ord. No. 05-16, pt. 3, 6-6-2016; Ord. No. 10-16, pt. 13, 11-9-2016; Ord. No. 03-17, pt. 11, 6-5-2017; Ord. No. 04-20, § 2, 7-6-2020)