

- D. **Public Utility Buildings and Structures**
Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.
- E. See also Article 9 – Landscaping.

10.5.7 INDUSTRIAL M

10.5.7.1 Intent

The Industrial District is limited to large tracts located along State Highways, major county thoroughfares and railroad rights-of-way and/or commercial area. These regulations are intended to provide standards of external effects or amenities compatible with the surrounding or abutting residential districts. To these ends, development is limited to a low concentration, external effects are limited and uses are limited to those industrial activities which can be operated in a clean and quiet manner and which will be least objectionable to adjoining residential districts.

10.5.7.2 Special Regulations

A. Single Family Dwelling

Single family dwellings shall be subject to the dimensional standards and requirements of the Rural Residential R-2 District.

B. Special Uses

1. A determination of the Planning Commission established under State Statute and this ordinance shall be conclusive on any question of nuisance, or objectionableness of any business or operation under the terms of this section.

2. Special Land Use permits for the Industrial District will be at the discretion of the Planning Commission. The burden of proving that the project being applied for will have limited damage to the surrounding environment is upon the party(ies) seeking the special land use. Special Land use hearings on projects under the Industrial District shall be given Township-wide notification, so that any resident of the Township can attend, review the information, and voice his/her opinion on the matter. The Planning Commission may, in place of making a difficult decision, and after a public meeting, send the matter to a vote of the Township population. The Referendum shall take place no sooner than 60 days following the decision to send the matter to a public vote, and no longer than 120 days after deciding to send the matter to a public vote. The referendum shall pass if 51% of all voters who vote in the Township approve. There shall be no appeal to the Township Zoning Board of Appeals as to any result of an Industrial Zoned District Referendum.

- C. See also Article 9 – Landscaping.