



INDUSTRIAL

Proposed Zoning Ordinance Purpose and Intent

Transitional Industrial (TI) District.

- Allow for low-impact industrial uses and supportive, ancillary service and commercial activities.
- Provide a transition between more conventional, heavy industrial uses and commercial, retail, and other uses.
- Allow land use activity compatible with uses in adjacent zone districts and accommodate appropriate nonindustrial uses in specified locations.
- Target two potential redevelopment areas within Cascade Township:
 - North of 36th Street and West of I-96
 - The Meadowbrook industrial area Southwest of 52nd Street and Kraft Avenue

Zoning Ordinance Comparison

Regulation	Current Zoning Ordinance	November 6, 2025 Draft
Key Changes:		
		<ul style="list-style-type: none"> • Added High Industrial Zone District • No changes to the Current Airport Zoning
Minimum Lot Size	No Change	
Max Height	No Change	
Setback	No Change	
Location	Chapter 13 – I Industrial District Chapter 14 – TI Transitional Industrial	Article 5 – Permitted Uses Section 6.6 AC

Industrial (I) District.

- Permit industrial uses that aren't unreasonably offensive, hazardous, or debilitating through the effects of noise, smoke, odor, dust, dirt, noxious gases, vibration, glare, heat, fire hazards, industrial waste, or traffic.
- When potential effects are uncertain, the Planning Commission may require proof they will be mitigated against.

High-Intensity Industrial (HI) District.

- Regulate and control for industrial uses with potentially significant negative off-site impacts, (e.g. noise, dust, odor, vibration, aesthetics, traffic, contamination, or impacting neighboring property's stabilization or ability to build).

