



Legislation Text

File #: 09-0665, Version: 1

An Ordinance to Amend Chapter 55, Section 5:10.23 (C3 Fringe Commercial District) to Allow Temporary Outdoor Sales and the Display of Goods and Services as a Special Exception Use in the C3 Zoning District (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-09-24)

Approval of this amendment to Chapter 55 will allow certain temporary outdoor sales and the display of goods and services as a special exception use in the C3 district. This amendment has been proposed at the request of City Council, following staff and City Planning Commission review. Upon evaluation staff determined that allowing these uses as a special exception use would be consistent with the intent of the C3 zoning district. The City Planning Commission, at its meeting of June 16, 2009, recommended approval of the amendment.

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Reviewed by: Wendy Rampson, Planning & Development Services Interim Manager and Jayne Miller, Community Services Administrator

Approved by: Roger W. Fraser, City Administrator

ORDINANCE NO. ORD-09-24

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Effective: August 29, 2009

ALLOW TEMPORARY OUTDOOR SALES AND THE DISPLAY OF GOODS AND SERVICES AS A SPECIAL EXCEPTION USE IN THE C3 ZONING

AN ORDINANCE TO AMEND SECTION 5:10.23 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. That Section 5:10.23 of Chapter 55 of Title V of the Code of the City of Ann Arbor is amended as follows:

5:10.23. C3 fringe commercial district.

- (1) *Intent.* The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer

usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district.

(2) *Permitted principal uses.*

- (a) Any principal use permitted in the C2B business service district.

(3) *Special exception uses.*

- (a) The temporary outdoor sales or display of goods and services, not covered by Section 5:10.15(h) that cannot meet the standards of Section 5:10.15(f), may be approved as a special exception use pursuant to Section 5:104.

~~(3)~~(4) *Permitted accessory uses.*

- (a) Those allowed in the R3 district.

Section 2. That this ordinance shall take effect on the tenth day following legal publication.