



Legislation Text

File #: 14-0956, Version: 1

An Ordinance to Amend Chapter 55 (Zoning), Section 5:10.14.A(3) Outdoor Places of Recreation in the Office/Research/Limited Industrial (ORL) Zoning District (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-14-15)

The proposed amendment will revise the special exception uses allowed in the ORL district to remove the limitation that places of recreation be located within an enclosed building. The resulting language would allow both indoor and outdoor places of recreation, including tennis courts, to be approved by the Planning Commission if the use meets special exception use standards.

The City Planning Commission recommended approval of the proposed ordinance amendments at its meeting of June 3, 2014.

Attachments: 6/3/14 Planning Staff Report
6/3/14 Planning Commission Minutes
Prepared by: Jeff Kahan, City Planner
Reviewed by: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator
ORDINANCE NO. ORD-14-15

First Reading:	July 7, 2014	Approved:	August 7, 2014
Public Hearing	: August 7, 2014	Published:	August 14, 2014
		Effective:	August 24, 2014

AN ORDINANCE TO AMEND SECTION 5:10.14A(3)(c) 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 5:10.14A(3)(c) of Chapter 55 of Title V of the Code of the City of Ann Arbor is amended as follows:

5:10.14A. ORL office/research/limited industrial district.

- (1) *Intent.* This district is designed to provide for a mixture of research, office and light industrial uses whose external effects are restricted to the site and do not adversely impact surrounding districts. The ORL district is structured to permit the manufacturing, processing, packaging, assembly, or treatment of finished or semifinished products from previously prepared materials. The preservation of significant natural features and the encouragement of low-density, campus-like developments are objectives for the establishment of such zones.
- (2) *Permitted principal uses.*
 - (a) Offices for the following occupations: executive, administrative, professional, accounting, writing, clerical, drafting, sales, and engineering, excluding medical and dental offices.

- (b) Research and development, technical training and related activities for industrial, scientific, and business enterprises, and design of pilot or experimental products.
 - (c) Data processing and computer centers including computer programming and software development, training, and service and maintenance of electronic data processing equipment.
 - (d) Trade or industrial schools.
 - (e) Laboratories for the research, development, and testing of medical, optical, dental, and pharmaceutical products.
 - (f) Any of the following industrial uses when conducted wholly within an enclosed building:
 - 1. Processing and assembly of engineering, laboratory, scientific, and research instruments and associated equipment.
 - 2. Manufacture, processing, packaging, or treatment of products such as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery.
 - 3. Manufacture, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals for stones, sheet metal (excluding large stamping such as automobile fenders, or bodies), shell textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - 4. Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
 - 5. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - 6. Manufacture or assembly of small electrical appliances, electronic instruments, small computers, and other electronic devices.
 - (g) Printing, publishing, duplicating, and photographic processing.
 - (h) Warehousing, storage, shipping, and receiving of materials produced or used on the premises.
- (3) *Special exception uses.*
- (a) Assembly hall, display hall, convention center, or similar place of assembly with the exception of theaters, pursuant to section 5:104.
 - (b) Incidental sales and services intended for the convenience of occupants of the district, including child care centers, restaurants, personal service shops, medical and dental offices, and similar uses pursuant to section 5:104 and the following standards:
 - 1. Not more than 5% of the total usable floor area within the continuous boundary of an area zoned ORL is used for incidental services.
 - 2. All such services shall be situated to conveniently serve the employees of the district.
 - 3. The total floor area dedicated to such uses shall not occupy more than 25% of the total floor area of a building.
 - (c) Places of recreation contained within an enclosed building such as a bowling alley, tennis courts, or health club, pursuant to section 5:104.
- (4) *Permitted accessory uses.*
- (a) Retail sales of products or services produced on the site, provided that the total amount of floor area devoted to sales and display does not exceed 5% of the total floor area of the use.
 - (b) Enclosed storage or maintenance buildings.
 - (c) Recycling storage facilities where properly screened from the right-of-way and adjacent residential property.

- (5) *Required conditions.* All uses established in the ORL district must comply with the following requirements:
- (a) Outdoor storage of equipment, goods, or materials is prohibited unless contained within a screened area shown on an approved site plan.
 - (b) Loading facilities shall be provided. Truck storage areas must be provided in addition to the parking required by Chapter 59 where such storage is necessary for the operation of the use. These truck storage areas must meet the parking lot standards of Chapter 59. Loading facilities and truck storage areas must be screened from abutting residential uses and public street rights-of-way according to Chapter 62.
 - (c) All ingress and egress shall be screened from residential zoning districts and no parking shall be allowed within a required open space that abuts a residential zoning district.
 - (d) No process carried on within the building shall cause noise discernible at the lot lines in excess of the average intensity of street and traffic noise at the lot lines, nor any production of heat, glare, dust, vibration, light, or odor discernible at the property lines.
 - (e) All hazardous materials, waste, and wastewater associated with the use shall be handled and disposed of in a manner that is not dangerous to the health and safety of abutting areas.
 - (f) The emissions of air pollution shall not be detrimental to the public welfare.
(Ord. No. 53-89, § 1, 10-16-89)

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

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of August 7, 2014.

Jacqueline Beaudry, City Clerk

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on August 14, 2014.

Jacqueline Beaudry, City Clerk