

Community and Economic Development

Staff Report to the Planning Commission

June 12, 2019

Industrial Districts Text Amendments	
REQUEST	Ordinance Amendment Approval
ORDINANCE	Article VI. Industrial Districts
STAFF	Justin Lyons, Planning Manager

Summary

Staff has continued to explore potential amendments to the M-1 and M-2 Industrial District zoning regulations based on recommendations in the Master Plan, development in the district, conversations with district business owners, and previous discussions with the Planning Commission. Throughout 2018, a discussion was held at the Planning Commission, two meetings were held with a subcommittee of business owners, residents, and property owners, and Planning Commissioners toured a portion of the M-1 district.

The most recent discussion regarding the proposed amendments occurred at the May 15, 2019 Planning Commission meeting. The Commission and business and property owners in the M-1 zoned district near Woodward Heights and Hilton Road gave feedback on a draft ordinance amendment prepared by staff. General feedback supported use changes that would allow for accessory retail and restaurant uses associated with production, artisan and creative uses with studio space, and upper level residential. The drafts also proposed minor form-based updates to encourage future additions and buildings to be closer to the street front and limit parking in the front yard.

Attached is a draft ordinance amendment to the M-1 and M-2 Industrial Districts. To summarize the amendments:

- New or revised uses:
 - Upper level residential (special land use)
 - Health, fitness and exercise clubs
 - Accessory retail space associated with manufacturing, 5,000 square feet or less
 - Accessory retail space associated with manufacturing, greater than 5,000 square feet (special land use)
 - Accessory restaurant use associated with manufacturing, including outdoor dining (special land use)
 - Artisan and creative industry use with studio space
 - Restaurants (with or without outdoor dining), 5,000 square feet or less (special land use)
 - Removed gun ranges and clubs from M-1 (Limited Industrial) district
- Revised schedule of regulations
 - Removed parking in front yard setback, context sensitive front setback footnote
 - Added siting standards, such as build-to, residential district side setbacks, fenestration, pedestrian entrance, private open area requirements

Height	Proposed	Existing
Feet (max)	50'	50'
Siting		
Build-to		
Primary frontage (min % of lot width/min-max build-to) ¹	80% / 0'-15'	15'
Secondary frontage (min % of lot width/min-max build-to)	30% / 0'-15'	
Setbacks		
Side, adjacent to residential district (min)	15'	10'
Rear, adjacent to residential district (min)	20'	5'-10'
Rear, above third story (when adjacent to R-1 or R-2)	35'	
Parking		
Surface parking between building and frontage	Not allowed	Not allowed
Parking setback (min)	15'	
Vehicle access	From alley; when no alley present or alley less than 20' wide, per Sec. 24-225	
Design Elements		
Ground Floor Fenestration		
Primary frontage (min)	20%	
Secondary frontage (min)	10%	
Pedestrian Access		
Primary frontage	Min. one entrance per 75'	
Private Open Area		
Minimum	10%	

Land Use Review

Master Plan Recommendations

The Master Plan paid close attention to the Industrial Sub-District with a specific market study and recommendations focusing on protecting the existing character, while supporting the evolving nature of “industrial” and promoting job growth. Elsewhere in the plan, L1.6 recommends exploring form-based code where a more mixed-use walkable pattern is anticipated, which staff has incorporated into the most recent draft.

- A. LAND USE – GOAL 3 - Protect and support the Industrial Sub-District to allow new uses while preserving its functionality and character.
 - a. L3.1: Allow the conversion of industrial space to residential use (“lofts”) in the Industrial Sub-District subject to a special land use permit and “loft review criteria.”
 - b. L3.2: Create an appropriate street typology for roadways within the Industrial Sub-District with contextual considerations such as the accommodation of large trucks and multiple users.

- c. L3.3: Identify opportunities to integrate green stormwater infrastructure in the Industrial Sub-District and implement.
- B. ECONOMIC VITALITY – GOAL 2 - Foster a modern Industrial Sub-District that supports job growth and a small-scale mix of new commercial uses.
 - a. E2.1: Promote property and business owner organization in the Industrial Sub-District.
 - b. E2.2: Encourage small- to medium-scale retail storefronts associated with on-site production and manufacturing.
 - i. Promote accessory retail associated with production to existing business owners.
 - ii. Consider restaurant/bar as a permitted ancillary use to on-site principal use.
 - iii. Consider non-ancillary retail and restaurant/bar as permitted but limited (e.g., limited by square footage) uses.

Guiding Principles

Based on feedback from the Master Plan, subcommittee, and the Planning Commission, staff narrowed down some guiding principles for the proposed amendments, listed below:

- Preserve long-time businesses and uses due to limited industrial space in Ferndale
- Support new businesses and uses that fit the innovative, entrepreneurial character of the district
- Acknowledge the changing nature of “industrial” in today’s district
- Improve accessibility for businesses and visitors and incorporate sustainability with future infrastructure improvements
- Guide new development design and form, while encouraging reuse of existing buildings and art
- Provide users in the area with nearby services and amenities, which helps attract talent

Recommendation

Staff recommends the proposed text amendments to align with goals of the Master Plan, particularly related to the Land Use and Economic Vitality goals. Should the Planning Commission recommend approval of the ordinance amendments to the City Council, City Council would hold a public hearing to consider the industrial district amendments. Staff will continue to work on design guidelines that would accompany the amendments.

Potential Industrial Districts Text Amendment Motion

MOTION by _____, seconded by _____, the Planning Commission **RECOMMEND APPROVAL** of the amendment to Article VI. Industrial Districts. to City Council with the following findings, after a Public Hearing was held as set and published for this date and place:

Findings

- 1) The Planning Commission held a public hearing on June 19, 2019 to consider zoning text amendments detailed below:
 - a. Amend the uses table in Sec. 24-102 to permit the following uses:
 - i. Health, fitness and exercise clubs
 - ii. Accessory retail space associated with manufacturing, 5,000 square feet or less
 - iii. Artisan and creative industry use with studio space
 - b. Amend the use table in Sec. 24-102 to permit the following uses as a special land use:
 - i. Upper level residential

- ii. Accessory retail space associated with manufacturing, greater than 5,000 square feet
 - iii. Accessory restaurant use associated with manufacturing, including outdoor dining
 - iv. Restaurants (with or without outdoor dining), 5,000 square feet or less
 - c. Amend the uses table in Sec. 24-102 to remove accessory retail associated with principal use
 - d. Amend the uses table in Sec. 24-102 to remove production facilities that have a minimum of 20% floor area dedicated to retail sales (production of consumer goods such as food, beverage, art, clothing)
 - e. Amend the uses table in Sec. 24-102 to remove gun ranges and clubs from M-1 (Limited Industrial) district
 - f. Amend the schedule of regulations in Sec. 24-103 to include form-based standards, including build-to, setbacks, parking, and design elements
 - g. Amend the schedule of regulations in Sec. 24-103 to remove footnotes a.-c.
- 2) The proposed zoning text amendments are consistent with the goals and objectives of the Ferndale Master Plan.

Potential Definitions (Sec. 24-452) Text Amendment Motion

MOTION by _____, seconded by _____, the Planning Commission **RECOMMEND APPROVAL** of the amendment to Article XIX. Sec. 24-452. to City Council with the following findings, after a Public Hearing was held as set and published for this date and place:

Findings

- 1) The Planning Commission held a public hearing on June 19, 2019 to the consider zoning text amendment detailed below:
- a. Artisan and creative industry use with studio space. A use conducted for the production of products by workers who practice a trade or craft using small-scale, light mechanical equipment. This may include activities with knowledge and intellectual information, such as advertising, architecture, art, crafts, design, fashion, film, music, performing arts, publishing, software, toys and games, TV and radio, and video games.
- 2) The proposed zoning text amendment is consistent with the goals and objectives of the Ferndale Master Plan.