FERNDALE

August 26, 2019 Community & Economic Development

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Justin Lyons

SUBJECT: Consideration of text amendments to Article VI. Industrial Districts and Article XIX. Sec. 24-452. Definitions

INTRODUCTION
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. The Planning Commission held a public hearing at the June 19, 2019 meeting and recommended City Council approve draft ordinance amendments 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.

SUMMARY & BACKGROUND
Staff recommends the proposed text amendments to align with goals of the Master Plan, particularly related to the Land Use and Economic Vitality goals. Please see attached for draft ordinances, presentation given at the Planning Commission, and a full staff report.

BUDGETARY CONTEXT
N/A

CIP#
N/A

ATTACHMENTS
20190619-M-1 Industrial District Text Amendment-Staff Report.pdf

Sec 24-101 Article VI. Industrial Districts (2019.08).docx

Sec. 24-452. Definitions A-B (2019.06.13).docx

20190826-Industrial Districts Presentation.pptx

STRATEGIC PLANNING CONTEXT
Economic Prosperity

RECOMMENDED ACTION
Motion #1

Approval of the amendments to Article VI. Industrial Districts with the following findings, after a Public Hearing was held as set and published for this date and place:

Findings

1) The City Council held a public hearing on August 26, 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. Carryout restaurants with limited seating (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.

Motion #2

Approval of the amendment to Article XIX. Sec. 24-452. with the following findings, after a Public Hearing was held as set and published for this date and place:

Findings

1) The City Council held a public hearing on August 26 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.