

MEMO

TO: Board of Trustees
Northfield Township

FROM: Sally Hodges, AICP, Senior Vice President
McKenna Associates

SUBJECT: Recommendation to Amend the Zoning Ordinance for the RTM District

DATE: May 5, 2016

In anticipation of the proposed Arvin Sango research and development facility, and other potential future uses in the Township's technology park, the Planning Commission has reviewed the RTM zoning district. The primary purpose of the review was to ensure that the kinds of uses currently being developed and desired by the Township are clearly permitted in that zoning district. Based on its review, the Commission has recommended that the RTM list of principal permitted uses be simplified, and that the amount of prototyping or pilot processing, manufacturing or assembly that is allowed with a principal permitted use be increased for flexibility in these operations.

On May 4, 2016 the Planning Commission held a public hearing and recommended approval of the following amendments to the Zoning Ordinance:

1. **ARTICLE II DEFINITIONS** - *to add definitions of the terms Laboratory, Business, Industrial, and Scientific.*
2. **ARTICLE XXII RTM – RESEARCH/TECHNOLOGY/MANUFACTURING DISTRICT, Section 36-637** *to simplify the permitted uses in the district; to increase the floor area that may be occupied by prototyping or pilot processing, manufacturing or assembly from 25% to 49% of the principal permitted use; and to permit auditoriums and meeting facilities that are accessory to a principal permitted use in the district.*

The amendments as recommended by the Planning Commission are included in your packet. We respectfully request that you approve the proposed amendments.

ARTICLE II. - DEFINITIONS

Sec. 36-29. - Definitions.

Laboratory: A building or group of buildings in which are located facilities for research, investigation, testing, or experimentation.

Business: Any use engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services.

Industrial: Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises.

Scientific: Any use in which the major activity is the pursuit, discovery, production, documentation, verification, or dissemination of knowledge.

ARTICLE XXII. - RTM—RESEARCH/TECHNOLOGY/MANUFACTURING DISTRICT

Sec. 36-635. - Purpose.

This district is intended to achieve the following objectives:

- (1) To provide an environment of related activities; which will encourage an increase in the productivity of business and industry.
- (2) To encourage development of scientific, business and industrial research and technology and environmentally clean manufacturing plants in a low density, landscaped campus type environment, generally devoid of nuisance factors commonly found in standard industrial districts.
- (3) To permit and encourage uses which support research, technology and manufacturing uses to locate within an RTM district, thereby eliminating the need to provide for their location on scattered sites in the general vicinity of the district.
- (4) To permit an RTM district to develop in stages and in a planned, coordinated manner, according to an overall development plan.
- (5) To provide facilities and services necessary for the health, safety, welfare and convenience of employees, customers, and visitors in an RTM district.
- (6) To encourage provision of open space within an RTM district, and to preserve natural features by incorporating them into the plan for the district.
- (7) To protect existing and planned uses in the vicinity of a proposed RTM center from spillover effects which might be created by uses in the district.
- (8) To help diversify the local economy, reduce unemployment, and expand the non-residential tax base of the township.
- (9) To prevent uses in the RTM district from creating any dangerous, injurious, noxious, or otherwise objectionable condition which might result from fire, explosion, or radioactivity; noise or vibration; water or soil pollution; smoke, dust, odor or other forms of air pollution; electrical or other disturbances, glare or heat; storage or disposal of liquid or solid materials or wastes;

conditions conducive to the breeding of rodents or insects; or from any other substance, condition, or elements in a manner or amount as to adversely affect other uses in the RTM district or in the surrounding area.

(Ord. of 7-22-2013, § 51.01; Ord. of 9-9-2014, § 51.01)

Sec. 36-636. - Location of an RTM district.

An RTM district shall be located in areas of the township designated in the township's adopted general development plan as suitable and desirable for research/technology/ manufacturing uses. A petition for an RTM district in all other locations shall either follow or proceed simultaneously with, an amendment to the adopted general development plan.

(Ord. of 7-22-2013, § 51.02; Ord. of 9-9-2014, § 51.02)

Sec. 36-637. - Permitted uses.

Uses in an RTM district shall be limited to those included in the listing of uses. No other uses shall be permitted unless the applicable plans are revised or amended in accordance with this chapter. The uses to be permitted shall be selected from the following listed uses, or shall be similar to such uses.

(1) Permitted principal uses.

- a. Agricultural uses, as temporary uses prior to development of a parcel in the RTM district.
- b. Industrial research, development, and testing laboratories.
- c. Scientific research, development, and testing laboratories.
- d. Business research, development, and testing laboratories.
- e. ~~Automated production equipment, such as robots.~~
- f. ~~Pharmaceutical drugs.~~
- g. ~~Office, computing, and accounting machinery.~~
- h. ~~Electric lamps; current-carrying and non-current-carrying wiring devices; radio and television receiving equipment; electronic components and accessories.~~
- i. ~~Space vehicles and parts.~~
- j. ~~Measuring, analyzing, and controlling instruments; photographic (except chemicals and sensitized materials); medical and optical goods; watches and clocks.~~
- ke. Printing, publishing and allied industries.
- lf. Production and processing of genetic materials.
- mg. Electricity transmission and distribution lines, gas and oil pipelines, and related structures; electricity switching and step-down stations.
- nh. Administrative, professional, and business offices.

(2) Permitted accessory uses.

- a. Uses such as fire, police, and ambulance stations; technical and business schools; recreation facilities, both indoor and outdoor post office.
- b. Prototype or pilot processing, manufacturing, and/or assembly, if strictly incidental and subordinate to an activity permitted and located in the RTM district, and if such use does not occupy more than ~~25~~49 percent of the total floor area of the permitted principal use.

- c. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: banks and other financial institutions; restaurants; transient lodging facilities; day care facilities; barber and beauty shops; pharmacies; sales of newspaper magazines, and books; office supply sales; medical and dental offices; ~~theaters, auditoriums and meeting facilities~~; dry cleaning (pick-up and delivery only); product display facilities; power plants; water treatment plants; automobile service stations and car washing facilities; gift and flower sales; data processing and computing centers; computer and office machine service and repair establishments; printing and copying services.

Such uses shall either be located in a building containing the permitted principal uses which will be served, or in service centers consisting of one or more buildings, designed with common drives, parking and loading areas, and landscaping. Such service centers shall be located within the district as to clearly serve only the permitted principal uses within the district and not the surrounding area and communities.

- d. Outdoor recreation facilities.
- e. Living quarters for security and maintenance personnel.
- f. Warehousing, only for principal uses permitted and located in this district.
- g. Communication facilities only for principal uses permitted and located in this district.

(Ord. of 7-22-2013, § 51.03; Ord. of 9-9-2014, § 51.03)

Sec. 36-638. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in article XXVII.

- (1) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720 herein, in addition to the requirements of article XXVII ("Conditional Uses") herein.

(Ord. of 7-22-2013, § 51.04; Ord. of 9-9-2014, § 51.04)

Sec. 36-639. - Regulations and standards.

The following regulations shall apply in all RTM - Research/Technology/Manufacturing Districts:

(1) *Density regulations.*

- a. Ground floor coverage (GFC) shall not exceed 25 percent.
- b. The floor area ratio (FAR) shall not exceed 40 percent.
- c. The total developed area (TDA - the sum of the ground floor area of all buildings, and the area in parking spaces, drives, and loading spaces) of a lot shall not exceed 50 percent of the area of the lot.

(2) *Density calculations.*

- a. GFC, FAR, and TDA calculations shall be based on land areas designated for the various uses. The designated land areas shall include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street rights-of-way or major private streets.
- b. Land areas used in calculating ground floor coverages and floor area ratios shall be delineated on the site plan so that the acreage and density computations can be confirmed.

- c. The surface area of lakes, streams, ponds (natural, man-made or storm water retention), marsh lands, or similar areas may be included in the acreage used for calculating ground floor coverage and floor area ratios if such areas are part of lands devoted to parks and open space uses.
 - d. GFC and FAR calculations shall be based on land areas designated for the various uses: The designated land areas include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street right-of-way or major private streets.
 - e. Land used to provide acreage to meet density regulations in a project within an RTM district shall not be used to compute density in another project within the district, unless the GFCs and FARs of the subject project and all previous projects are maintained at or less than the limits established in the preliminary site plan.
- (3) *Minimum lot area.* The minimum area for a parcel of land to be zoned RTM shall be 40 acres. The minimum area for individual lots within an RTM district shall be five acres. Any parcel of land, regardless of area, may be added to the initial land if contiguous thereto.
- (4) *Required yards.*
- a. A yard at least 100 feet wide shall be provided along an existing or future public street right-of-way.
 - b. A yard at least 50 feet wide shall be provided along that part of the perimeter of an RTM district which does not abut a public street, except where the adjacent property is designated by the Township's adopted General Development Plan for agricultural or residential uses, in which case the yard shall be a least 100 feet.
 - c. The following minimum yards shall be provided for each lot which is not subject to the yard requirements of subsection (4)a. and (4)b., preceding:

Front	50 feet
Side, interior	10 feet
Side, corner	50 feet
Rear	35 feet

Larger minimum yards may be required at the time of site plan approval, for a building exceeding three stories or 35 feet in height. The requirements shall be based on consideration of natural light, air circulation, and solar access.

- d. Minimum yard requirements shall apply to all buildings and structures, drives, and parking and loading areas. Drives may cross required yards. Drives and parking spaces shall not be less than ten feet from a property line where permitted in a side or rear yard. Loading areas shall not be permitted in any required yard.

All required yards shall be landscaped and adequately and permanently maintained. Yards that abut residentially used or zoned property shall meet the standards of section 36-706, transition strip.

- e. The preceding yard requirements, except those in subsection (4)a. and (4)b. herein, may be reduced as part of the approved site plan. The reduction shall be based on findings that topographic conditions, trees and other vegetation, proposed land grading and plant

materials, or other existing or proposed site conditions perform the same function as the required yards.

(5) *Distances between buildings.*

- a. The location of buildings and uses, and distances between buildings as shown by dimensions, shall be shown on the site plan.
- b. Distances between buildings shall be sufficient to meet fire regulations, and to provide for natural light, air circulation and solar access.

(6) *Height.* There shall be no height regulations in an RTM district, provided that any building which exceeds a height of three stories or 35 feet shall be approved as to a specific height by the township board upon recommendation of the planning commission. Approval shall be based on findings regarding natural light, air circulation, views, and solar access rights for neighboring buildings and properties, airport flight patterns; and fire protection and safety. The height of each building shall be on the site plan.

(7) *Parking and loading requirements.*

- a. Parking and loading facilities shall be provided in accordance with section 36-765 and article XXV, herein, except that the dimensions of individual parking spaces may be reduced to not less than nine feet wide by 18 feet long, if approved as part of approval of the site plan. The planning commission may establish a maximum number of parking spaces permitted on a lot as part of its approval of a site plan.
- b. Notwithstanding requirements of article XXIII, herein, the number of parking spaces required for RTM uses shall be based on the rate of one space for each 300 square feet of floor area. Loading/unloading operations shall occur only on the site involved, and shall not be located in the front or corner side yard. Loading/unloading areas shall be screened from view from streets and adjacent lots.

(8) *Outdoor storage.* Outdoor storage of vehicles, equipment, supplies, or products shall be prohibited. Trash and other waste materials shall be stored as provided in section 36-701(3), herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in front or corner side yard.

(9) *Outdoor operations.* Outdoor storage of vehicles, equipment, supplies, or products; outdoor processing, assembly, repair, or other operations; or outdoor display of goods, materials, products, equipment, or processes shall be prohibited. No display shall be permitted in a window or in any other location visible from a street or an adjacent lot except in a service center, as provided in section 36-637(2)c., herein. Trash and other waste materials shall be stored as provided in section 36-701(3), herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in a front or corner side yard. Outdoor processing, assemble, repair, or other operations shall be prohibited.

(10) *Landscaping.* Landscaping shall be provided in accordance with the approved site plan for each lot in an RTM district. All landscaping shall be in conformance with section 36-722, landscaping, of this chapter.

(11) *Performance standards.*

- a. Atmosphere emissions, electromagnetic radiation and interference, and the handling and disposal of radioactive and chemical materials shall comply with all applicable state and federal laws and regulations.
- b. No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at, or any point beyond, the lines of the subject lot.
- c. Noise emanating from a building in this district shall not exceed 60 decibels as measured 25 feet from the exterior surface of the exterior walls of that building.

- d. All activities, and all storage areas for materials, shall be provided with adequate safety and fire fighting devices, meet state codes regarding fire and explosion hazards, and requirements of [the] township fire marshal.
 - e. No direct or sky-reflected glare, except that resulting from floodlighting, so as to be visible at the lot line, shall be permitted. No emission or transmission of heat or heated air so as to be discernible at the lot line shall be permitted.
 - f. There shall be no discharge of any liquid or solid materials into any public or private sewage disposal system, into any stream or body of water, onto the surface of the ground, or into the ground, except in accordance with township, county, and state laws and regulations.
 - g. Odors from any use shall not be discernible at a lot line to a greater degree than odors from plants for the manufacture of electronic equipment.
- (12) *Fencing*. Security fencing shall not be permitted in any part of a yard forward of the rear wall of a building.

(Ord. of 7-22-2013, § 51.05; Ord. of 9-9-2014, § 51.05)

Secs. 36-640—36-666. - Reserved.

ORDINANCE NO.

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN, TO AMEND THE RESEARCH, TECHNOLOGY AND MANUFACTURING DISTRICT BY ADDING A DEFINITIONS SECTION AND AMENDING SECTION 36-637 PERMITTED USES AND SECTION 36-638 CONDITIONAL USES.

Whereas The Planning Commission has reviewed the Research/Technology/Manufacturing district; and,

Whereas The Planning Commission believes that the changes made to permitted accessory uses are in compliance with the Religious Land Use and Institutionalized Persons Act; and,

Whereas, The Planning Commission finds it necessary to add various definitions to clarify various uses in the ordinance; and,

Whereas, The Planning Commission wishes to allow a greater percentage of Prototype and pilot processing, manufacturing, and/or assembly as an incidental or subordinate to an activity permitted in the district.

Now, therefore, be it ordained by the Northfield Township Board of Trustees that the bellow zoning text and various articles be amended as follows:

Section 1: Article II, Definitions, section 36-29 Definitions be amended to add the following definitions of various uses:

Laboratory: A building or group of buildings in which are located facilities for research, investigation, testing, or experimentation.

Business: Any use engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services.

Industrial: Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises.

Scientific: Any use in which the major activity is the pursuit, discovery, production, documentation, verification, or dissemination of knowledge.

Section 2: Article XXII, Research Technology and Manufacturing District, Section 36-637, be amended to delete the following Permitted principal uses:

e. Automated production equipment, such as robots.

f. Pharmaceutical drugs

g. Office, computing, and accounting machinery.

h. Electric lamps; current carrying and non current carrying wiring devices; radio and television receiving equipment; electronic components and accessories.

i. Space vehicles and parts.

j. Measuring, analyzing, and controlling instruments; photographic (except chemicals and sensitized materials); medical and optical goods; watches and clocks.

Section 3: Article XXII, Research Technology and Manufacturing District, Section 36-637, Permitted accessory uses, subsection (2)(b) be amended to read as follows in its entirety:

b. Prototype or pilot processing, manufacturing, and/or assembly if strictly incidental and subordinate to an activity permitted and located in the RTM district, and if such use does not occupy more than 49 percent of the total floor area of the permitted principal use.

Section 4: Article XXII, Research Technology and Manufacturing District, Section 36-637, Permitted accessory uses, subsection (2)(c) to be amended to delete the word **theaters** from the section.

Section 5: Article XXII, Research Technology and Manufacturing District, Section 36-638, be amended by deleting Conditional Uses Subsection section (2), as follows:

(2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery. DELETED by Ord. of 4-12-16

Section 6: Miscellaneous

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

Section 7: Effective Date

The provisions of this Zoning Code amendment are hereby ordered to take effect the day following its publication in a newspaper of general circulation within the Township. This Ordinance is hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this 10th day of May, 2016.

**TOWNSHIP OF NORTHFIELD,
WASHTENAW COUNTY, MICHIGAN**

Marilyn Engstrom, Supervisor

ATTEST:

Angela Westover, Clerk

I, Angela Westover, Northfield Township Clerk, hereby certify as follows:

- A. The above Ordinance was passed by the Northfield Township Board of Trustees on the 10th day of May, 2016. The names of the members voting thereon and how each member voted was as follows:

Yeas:

Nays:

Absent

- B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the ___th day of ___, 2016, and;

- C. The effective date of the above Ordinance is the ___th day of ___ 2016.

NORTHFIELD TOWNSHIP BOARD

By: _____

Angela Westover, Clerk