Zoning codes are scrutinized by planning commissioners

By SUSAN AVERILL

The Farmington City Council Monday night tabled consideration of a packet of proposed maing ordinance revisions until they could study them in more detail.

"The whole document is the consensus of the planning commission." City Manager Robert Deadman said. The purpose of the alterations, he said, was to better define some of the terms in the ordinance, provide for supplemental regulations in the site plan review, remove inapplicable portions, and permit additional uses within some zoned districts.
"The ideas came from the planning

tions, and permit additional uses with in some zoned districts.

"The ideas came from the planning commission, the building department and the administration. The end result is a corsolidation of terms," Deadman said.

Among the proposed changes is the addition of three definitions to that section of the zoning ordinance. Land-scaping, commercial recreation and mechanical amusement devices are now defined.

THE PROPOSAL ALSO indicates C-commercial uses in certain industri-

al districts.

"Our industrial district borders the main street in several cases. Because of that, we've allowed C2 general commercial use along the main arteries. The C3 would allow more types of uses such as paint stores and auto and bump abogs. It allows more uses and affects mostly those industriant and industries on Nine Mile and Farmington and Eight Mile and Farmington."

Amendments to the central business district partion of the ordinance would allow city council to temporarily grant permission for art shows, sidewalk sales and carminals for up to eight days.

Changes in the requirements of fences, walls, bedges and greenbelts would such that the control of the properties of the p "Our industrial district borders the



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sesidential.

"They title planning commission felt that if you're going to stick a big box on top of a building and call it a refrigeration unit or whatever, that you should have some kind of screening around it." Deadman said. Another proposed amendment would require that mechanical equipment located around a commercial or office building be screened from public view.

MECHANICAL AMUSEMENT devices were not included in the definition of commercial recreation because the planning commission didn't want such devices in certain city districts, according to a memo Deadman gave the city council.

A chaipe in the site plan-application review procedure would give the city lighter control over proposed construction. The planning commission suggested that all new contruction, excepting in single family residential districts, be reviewed. Indicated on the new construction plan should be information clarifying the proposed use off the property, the location of predestrian walkways, signs, rubbish storage areas, screening walls! Anadespaing lighting, building elevations and the type of material to be used on the building. The location of all outdoor mechanical equipment will also have to be indicated on the site plan, if the council approves the package recommendation.

"It's much structer." Deadman

approves the package recommenda-tion.

"It's much stricter." Deadman said "The planning commission de-cided it should have more control over the site plans if the community is going to be developed in accord-ance with the master plan." "Things are changing in the way commercial businesses do business and buildings are built." he explained Commercial recreation has been ex-cluded from the central business dis-trict by the proposed plan. This would proscribit the construction of bowling alleys, stating arenas and arcades in this area.

A DEVELOPER MAY request permission from the planning commission from the planning commission and the city council to crostrate building over 35 feet in height, according to the proposed ordinance variation.

The planning commission has developed guidelines for the councilmembers deliberation about what buildings should be allowed the variance in the central business district.

Included in the guidelines is the consideration of adequate parking, either externally or internally provided, and the stipulation that 25 per cent of the tabulation that 25 per cent of the parking of the consideration of the consideration

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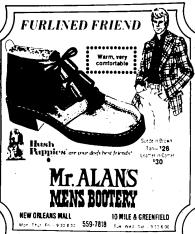
"They (the planning commission felt that kind of operation is detrimental to small business districts, so they put them in the major shopping centers. Mini-theaters are included in this." Deadman said. The proposal, he said, was for new businesses and wouldn't require compliance from any of the existing facilities.

board of noting appeals

SCREENING MUST also be done
or residential or multi-family dwellings if mechanical equipment is installed on the roof.

Other zoning changes would stiputent that commercial or recreational
vehicles only park in multiple family
districts within areas designated by
the planning commission.

As for storing these vehicles, the
planning commission proposed that
they be stored behind the front building line, but not in a side yard open
space adjacent to any street, whenever they are to be stored on a corner
to within a residential subdivision
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