

**CITY OF ROCHESTER
COUNTY OF OAKLAND
ORDINANCE NO. 2015-11**

**AN ORDINANCE TO AMEND THE CITY OF ROCHESTER ZONING ORDINANCE,
ARTICLE 18. I-2 INDUSTRIAL DISTRICT-2, TO MAKE CHANGES TO THE LIST OF USES PERMITTED BY
SPECIAL EXCEPTION APPROVAL.**

NOW THEREFORE, THE CITY OF ROCHESTER ORDAINS THE FOLLOWING:

PART I: ARTICLE 18. - I-2, INDUSTRIAL 2 DISTRICT shall be amended as follows:

Sec. 1800. - Intent.

- (a) This district is intended to accommodate industrial and related uses and operations which, by virtue of their performance characteristics, require locations more remote from residential areas than allowable in the I-1 District.

Sec. 1801. - Permitted principal uses.

[The following principal uses shall be allowed in the I-2, Industrial 2 District:]

- (1) Same as I-1 District.
- (2) Junk yards, when entirely enclosed within a building or an eight-foot obscuring wall, when abutting a railroad right-of-way.

Sec. 1802. - Permitted accessory uses.

[The following accessory uses shall be allowed in the I-2, Industrial 2 District:]

- (1) Any use customarily incidental to a permitted principal use.

Sec. 1803. - Special exception uses.

[The following special exception uses shall be allowed in the I-2, Industrial 2 District:]

- (1) Any industrial, storage, or warehousing operation. Special event retail sales, sidewalk sales etc., shall be permitted as an accessory use only, not to exceed two such events in a calendar year.
- (2) See section 2108 on public utilities and facilities.
- (3) Outdoor commercial recreation uses, such as: golf driving ranges, sports fields, skate parks, swimming facilities, canoe liveries and the like; and indoor commercial recreation uses that are typically housed in a large structure, such as: indoor soccer, golf domes, skate parks, ice skating arenas, swimming facilities and the like, may be permitted subject to the specific standards for like uses in the Industrial 1 District, as found in section 1703(5).
- (4) Public or not-for-profit uses that may or may not include a retail component that involves sales of consumer goods as part of the overall use. Such sales shall involve monetary exchange, vouchers or other means of sales that shall distinguish it from general retail sales. Such use shall be subject to Planning Commission review for provision of adequate buffering, landscaping, screening, parking and circulation to mitigate any adverse impacts on abutting residentially zoned properties.

PART II. Conflicts.

If any provision of the Rochester Zoning Ordinance conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

PART III. Severability.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

THIS ORDINANCE shall become effective seven (7) days after publication.

A true copy of this ordinance may be purchased or inspected at the office of the City Clerk at the Rochester Municipal Building, 400 Sixth Street, Rochester, Michigan, 48307, during regular business hours, 8:00 a.m. to 5:00 p.m. daily, except weekends and holidays.

Made and passed by the City Council of the City of Rochester, State of Michigan, this 20th day of July, 2015.

CITY OF ROCHESTER

A Michigan Municipal Corporation

By: _____
Jeffrey Cuthbertson, Mayor

By: _____
Lee Ann O'Connor, City Clerk