



Planning Commission  
App. No. 092-2014-TA

## Zoning Text Amendment City of Brunswick

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**Meeting:** December 3, 2014  
**Applicant:** Brunswick City Planning Commission  
**Hearing:** December 4, 2014  
**Chapter:** 1266 Light Industrial District; Subsection.04 Conditional Uses;  
(f) Indoor Recreational Facilities  
**Reviewer:** Susan Hirsch

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**Proposed Amendments:** (New text is **underlined and bold**, deleted text is ~~struck through~~ and Staff Comments *are in italics*.)

The following amendment proposed by the Brunswick City Planning Commission would add “**Indoor Recreational Facility**” as a use conditionally permitted in the LI Light Industrial District.

### CHAPTER 1266 LIGHT INDUSTRIAL DISTRICT

#### 1266.04 CONDITIONALLY PERMITTED USES

The Planning Commission may issue conditional zoning certificates for uses listed herein, subject to the applicable provisions of Chapter 1274:

- (a) Governmentally-owned and/or operated buildings and facilities, subject to Section 1274.08(d) and (g);
- (b) Public utility structures, except communication towers, subject to Section 1274.08(d); and
- (c) Communication towers, subject to section 1274.14.
- (d) Single user, retail businesses with a minimum gross floor area of 40,000 square feet, provided and not withstanding any other provision of the Brunswick Codified Ordinances, that such uses shall be governed exclusively by the regulations stated and incorporated in Chapter 1258 of the Planning and Zoning Code, applicable to uses in the C-H Highway Interchange Commercial District, and not to the regulations stated and incorporated into Chapter 1266 of the Planning and Zoning Code, applicable to uses in the I-L Light Industrial District.
- (e) Medical and dental clinics and offices, veterinary hospitals and clinics with a minimum gross floor area of 10,000 square feet.
- (f) **Indoor recreational facility.**
  - *“Indoor recreational facility” is not defined. Staff suggests defining this term especially since it can encompass many different activities some of which may not be what the City envisions, such as an arcade.*
  - *As an example, Montville Township defines INDOOR COMMERCIAL RECREATION as follows:  
An indoor facility for any number of uses such as game courts, exercise equipment, exercise and/or dance floor area, pools, locker rooms, spa, whirlpool or hot tub, and which may include an accessory retail shop for the sale of related equipment.*

**Staff Comments:**

1. The purpose of the I-L Light Industrial District, as stated in the City of Brunswick Planning and Zoning Code, is to establish and accommodate, "... light industrial use in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential, retail and institutional uses. The I-L District allows those uses which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts. The I-L District is intended to accommodate a broad spectrum of clean industries operating under high performance standards. Compared to the I-D Industrial Distribution District, the I-L District allows uses which a) benefit from relatively greater isolation from non-industrial uses, and b) generate more and larger truck traffic requiring a close proximity to the I-71-Center Road (S.R. 303) interchange."
2. An indoor recreational facility may not fit the above purpose; however, several of the uses currently conditionally permitted in the I-L District are also questionable. The purpose statement indicates that the district is to accommodate "...light industrial uses ... free from the encroachment of residential, retail and institutional uses," and Section 1266.04 Conditionally Permitted Uses (a) and (d) are retail and institutional uses.
3. While the Staff has no objection to this amendment to allow indoor recreational facilities in the I-L District, it is suggested that the City revise the Purpose statement to more clearly include uses that are not "repair, storage, manufacturing, processing, wholesaling or distribution"; but will not detract from existing and/or future light industrial uses.
4. Also, it appears that the last sentence of the purpose statement is incorrect. It is the I-D Industrial Distribution District that benefits from "...greater isolation from non-industrial uses, and generates more and larger truck traffic requiring a close proximity to the I-71-Center Road (S.R. 303) interchange", not the I-L District. Staff suggests deleting this sentence.
5. Privately-owned recreational facilities are currently conditionally permitted in the C-G General Commercial and GW-C Gateway Commercial Districts.

**Staff Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendment to the I-L Light Industrial District to permit Indoor Recreational Facilities.

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