

DEFINITIONS/CLASSIFICATIONS

a. Manufacturing, major - Uses that tend to require large amounts of bulk or unrefined materials which are typically processed and stored outdoors on the site. These uses require a significant amount of energy for the processing of raw materials, and are likely to generate significant noise, vibration, dust, glare, heat, odor, smoke, truck traffic, in the immediate vicinity of the use. Examples include manufacturing and assembly of machinery; manufacturing of petroleum or petroleum-related products; rubber and plastics manufacturing; and adhesives, coatings, or paint manufacturing.

b. Manufacturing, moderate – Uses that primarily involve indoor processing or assembly of finished or partially finished goods that do not consistently require large stockpiles of raw material, but occasionally do, and sometimes involve limited outdoor use likely to generate moderate noise, vibration, dust, glare, heat, odor, smoke, truck traffic, or any or all of the above.. Moderate manufacturing examples include uses otherwise classified as minor manufacturing, but with larger traffic volume, larger production volume, or both; uses otherwise classified as major manufacturing that require minimal or no outdoor processing and storage, lower traffic volume, lower production volume, or any or all of these; and specific examples such as metal fabrication, die casting, production of mid-sized and larger electronics and appliances, and similar types of uses.

c. Manufacturing, minor - Uses that involve indoor processing or assembly of finished or partially finished goods and do not require large stockpiles of raw material. Processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke. Minor manufacturing examples include production or repair of small electronic parts and equipment; sewing or assembly of textiles into consumer products; computer and electronics assembly; furniture assembly; and the assembly of pre-fabricated parts.

STANDARDS

3. Manufacturing and Production.

a. Manufacturing, major.

- 1) Major manufacturing uses shall be located at least 1,000 feet from any residential zoning district.
- 2) A Type D perimeter buffer (Section 5.3) shall be provided along any boundary with another property not zoned for industry, including along streets and roads separating the use from a non-industrial district. In the case of road/street separation, the Administrator may lessen the buffer-width requirement.

b. Manufacturing, moderate.

- 1) Moderate manufacturing uses shall be located at least 500 feet from any residential zoning district.
- 2) Buffer areas in the side and rear shall not be used for parking. When allowed in the C-2 corridor commercial district, a Type C perimeter buffer (Section 5.3) is required adjacent to any use or district except where another industrial use or zoning district, including along streets and roads separating the use from a non-industrial district. In the case of road/street separation, the Administrator may lessen the buffer-width requirement. No rear buffer is required if an alley is present.
- 3) Finished products for display and sale (wholesale and retail) shall not occupy more than 40 percent of the land area between the principal building and all adjacent streets.

4) The use shall not generate more noise, smoke, odor, fumes, vibrations or other disturbance than is characteristic of permitted business uses located within 1,000 feet in any direction when observed, measured, or monitored from the closest lot line. In cases where such monitoring, measuring or observation is required, it shall be the responsibility of the applicant to provide adequate information to the Administrator.

c. Manufacturing, minor.

1) Buffer areas in the side and rear shall not be used for parking. In the C-2 corridor commercial district, a Type C perimeter buffer (Section 5.3) is required adjacent to any use or district except where another industrial use or zoning district, including along streets and roads separating the use from a non-industrial district. In the case of road/street separation, the Administrator may lessen the buffer-width requirement. No rear buffer is required if an alley is present. When permitted in the C-1 downtown commercial district, no rear buffer is required if an alley is present, and no side buffer is required if the building side wall meets the alley or street right-of-way or an adjacent building.

2) Finished products for display and sale (wholesale and retail) shall not occupy more than 40 percent of the land area between the principal building and all adjacent streets.

3) The use shall not generate more noise, smoke, odor, fumes, vibrations or other disturbance than is characteristic of permitted business uses located within 1,000 feet in any direction when observed, measured, or monitored from the closest lot line. In cases where such monitoring, measuring or observation is required, it shall be the responsibility of the applicant to provide adequate information to the Administrator.

ALL DISTRICTS: ALLOW SETBACKS TO BE PART OF REQUIRED BUFFERS (5.3)