

- a. External storage tanks physically connected to the principal building and/or process equipment shall be located to the sides or rear of the principal building, or so as not to be visible from public rights-of-way contiguous to the subject property.
- b. In situations where this is not practicable, such as multiple primary street frontages or other site limitations, screening shall be required.
- c. Screening shall be opaque architectural screening of masonry, stone, or the same material as that of the principal building, adequate to completely screen storage tanks and/or equipment; or a twenty (20) foot wide type III bufferyard shall be installed.
- d. Screening shall be installed around the base of storage tanks and/or process equipment to minimize visual impacts on adjacent public rights-of-way.
- e. No screening is required for storage tanks and/or process equipment located more than five hundred (500) feet from public rights-of-way.
- f. Storage tanks shall be painted colors which are consistent to those of the principal structure.

C. OUTDOOR STORAGE AREA STANDARDS FOR MANUFACTURING B USES

1. LOCATION

Outdoor storage areas shall be located to the sides or rear of the principal building, or so as not to be visible from public rights-of-way contiguous to the subject property.

2. SCREENING REQUIRED FROM PUBLIC RIGHTS-OF-WAY

a. Outdoor storage areas visible from any contiguous public rights-of-way, including controlled-access highways, shall require screening.

b. Outdoor screening shall consist of:

i. Opaque architectural screening of masonry, stone, or the same materials as that of the principal building, a minimum of six (6) feet in height; or

ii. A twenty (20) foot wide type III bufferyard in accordance with **Table 6.3.2.A.4, Type III Bufferyard.**

c. No screening is required for outdoor storage areas located more than five hundred (500) feet from public rights-of-way.

Section 3. Chapter 11, Section 11.2 of the UDO is amended as follows:

11 MEASUREMENT & DEFINITIONS

11.2 DEFINITIONS

TABLE 11.2.2: DEFINITIONS	
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MANUFACTURING A (F)	<u>A manufacturing establishment engaged in the fabrication or assembly of products from prestructured materials or components whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of</u>

Note: Items to be added are indicated in red with an underscore; items to be deleted are indicated in red with a ~~strikethrough~~.
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	new materials and finished products occurs completely within an enclosed building. Because of the nature of its operations and products, Manufacturing A produces little or no noise, odor, vibration, glare, and/or air and water pollution, and, therefore, has minimal impact on surrounding properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing A.
MANUFACTURING A (W)	A manufacturing establishment engaged in the fabrication or assembly of products from prestructured materials or components whose operations, including storage of materials; indoor agriculture; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs completely within an enclosed building. Because of the nature of its operations and products, Manufacturing A produces little or no noise, odor, vibration, glare, and/or air and water pollution, and, therefore, has minimal impact on surrounding properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing A.
<u>MANUFACTURING B (F)</u>	A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs completely within an enclosed building. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing B.
MANUFACTURING B (W)	A manufacturing establishment whose operations, including storage of materials; indoor agriculture; and processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs completely within an enclosed building. <u>Storage and unloading/loading of materials and finished products may occur outdoors.</u> Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing B.

Section 4. This ordinance shall be effective upon adoption.

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