

UDO-CCXX
ORDINANCE AMENDING CHAPTERS 5 AND 11 OF THE UNIFIED DEVELOPMENT
ORDINANCES (UDO) TO ADD USE-SPECIFIC STANDARDS FOR CHEMICAL
MANUFACTURING AND BATTERY MANUFACTURING

Be it ordained by the _____, that the Unified Development Ordinances are amended as follows:

Section 1. Section 5.1.1 of the UDO is amended as follows:

5 USE STANDARDS

5.1 PERMITTED USES

5.1.1 Principal Use Table

TABLE 5.1.1: PRINCIPAL USE TABLE																																					
Z = Permit from Zoning Officer; S = Special Use Zoning District																																					
P = Planning Board Review; A = Special Use Permit from BOA; E = Elected Body Special Use Permit																																					
(Lo) = Following a use indicates the use is a low-intensity use.																																					
(Hi) = Following a use indicates the use is a high-intensity use.																																					
USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS							IND. DIST.	I & MU DIST.	C O N D I T I O N S																	
	Y	A	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R		R	M	R	B	E	L	G	C	I	P	C	S					
	R	G	0	0	0	5	2	9	7	Q	5	8	2	8	U	H	O	C	O	C	O	B	B	B	B	B	B	S	E	L	G	C	I	P	C	S	
	MANUFACTURING AND MINING																																				
Manufacturing C (Hi)																									Z	/	S								5.2.	55.	1

Section 2. Section 5.2.55 of the UDO is amended as follows:

5.2 USE-SPECIFIC STANDARDS

5.2.55.1 MANUFACTURING C USES (NAICS: 325 Chemical; 335911 Storage Battery; 33592 Primary Battery)

Note: Items to be added are highlighted in yellow; items to be deleted are indicated with a strikethrough.
 UDO-CCXX May 26, 2022

A. APPLICABILITY

Chemical, Storage Battery, and Primary Manufacturing uses, described in the NAICS as 325 Chemical, 335911 Storage Battery, and 335912 Primary Battery, shall be subject to the provisions listed in this section. Any chemical manufacturing use that is exempted from being classified as a Manufacturing C use in the definition for the use shall not be subject to the requirements of this section.

B. APPROVAL PROCESS

Chemical, storage battery, and primary battery manufacturing uses not exempted per **Section 5.2.55.1.A** shall require approval of a Special Use Zoning District meeting the requirements of **Section 3.2.19.D Special Use District**, including approval of an accompanying site plan.

C. COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS

The operation and establishment of these uses must comply with all applicable State and federal laws. A hazardous materials management plan shall be submitted to the City for approval as part of the site plan review process, prior to the issuance of a building permit.

D. WATER SUPPLY WATERSHED PROHIBITION

No chemical manufacturing facility shall be located within a public surface water supply watershed as designated by the North Carolina Department of Environmental Quality (DEQ) and the Public Health Department.

E. MINIMUM SITE SIZE FOR USES REQUIRING SPECIAL USE ZONING DISTRICT APPROVAL

Uses requiring a special use district rezoning per **Section 5.2.55.1.B** shall have a minimum site size of 25 acres.

F. SETBACKS

All facilities, including buildings, storage and processing areas, loading areas, and truck operations shall be located a minimum of 400 feet from any exterior property line. Parking areas shall be located a minimum of 200 feet from any exterior property lines.

G. SECURITY FENCE OR WALL

An opaque security fence or wall, a minimum of six (6) feet in height, shall enclose all facilities associated with these manufacturing uses from adjoining properties.

H. LANDSCAPING

Streetyard landscaping meeting the standards of **Section 6.2.1, Landscaping and Tree Preservation Standards – Winston-Salem and Section 6.2.2 Landscaping Standards – Forsyth County**, shall be installed outside the fencing along any adjacent public street right-of-way.

Note: Items to be added are highlighted in yellow; items to be deleted are indicated with a strikethrough.
UDO-CCXX May 26, 2022

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

11 MEASUREMENT & DEFINITIONS

11.2 DEFINITIONS

11.2.2 THE NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS) MANUAL AND THE STANDARD INDUSTRIAL CLASSIFICATION (SIC) MANUAL ~~—1987~~

The definitions of some principal uses listed in this Ordinance reference the ~~Standard Industrial Classification Manual—1987~~ North American Industrial Classification System (NAICS), established in 1997, or its predecessor, the Standard Industrial Classification System (SIC), established in 1937. ~~This manual was updated and renamed the North American Industrial Classification Manual in 1997.~~ In making an interpretation regarding the classification of uses pursuant to this Ordinance, the Director of **Planning and Development Services** ~~Inspections~~ may refer to the appropriate **NAICS or SIC** ~~standard industrial classification (SIC)~~ number and accompanying descriptions contained in the latest edition of the manual. **These manuals** ~~This manual~~ may or may not be the final interpretation of the use.

Section 4. This ordinance shall be effective upon adoption.