

5.2.55.1 MANUFACTURING C USES (NAICS: 3253 PESTICIDE, FERTILIZER, AND OTHER AGRICULTURAL CHEMICAL MANUFACTURING; 32592 EXPLOSIVES MANUFACTURING; 325998 PYROTECHNICS MANUFACTURING (ONLY); 33591 BATTERY MANUFACTURING)

A. APPLICABILITY

Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing (NAICS 3253); Explosives Manufacturing (NAICS 32592); Pyrotechnics Manufacturing (classified within NAICS 325998); and Battery Manufacturing (NAICS 33591) uses shall be subject to the provisions listed in this section. The provisions listed in this section shall only apply to new manufacturing uses in the abovementioned classifications permitted after the effective date of this ordinance (mm/dd/yyyy).

B. APPROVAL PROCESS

All 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 local, 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 pesticide, fertilizer, or other agricultural product manufacturing; explosives manufacturing; pyrotechnics manufacturing; storage battery; or primary battery 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 100 feet from any exterior property line. Loading and unloading areas for manufacturing materials and supplies by truck, train, or other means shall be subject to the 400-foot setback from any exterior property line.

G. SECURITY FENCE OR WALL

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

A 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.

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

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.