

UDO-CC4

Request

Staff initiated the text amendment to:

- Add heavy commercial uses to the Limited Industrial (LI) and General Industrial (GI) zoning districts,
- Add outdoor storage area requirements to Manufacturing B, and
- Consolidate definitions of Manufacturing A and Manufacturing B into one countywide definition.

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Background

- Two recent business rezoning requests were approved for heavy commercial uses in formerly industrial zoned properties.
- Planning Board suggested staff prepare an ordinance amendment allowing heavy retail uses in industrial districts.
- Planning staff recognized a need for further differentiating Manufacturing B uses from Manufacturing A uses by allowing screened outdoor storage areas.

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Summary

Six Commercial Uses are proposed for the LI and GI Districts:

- Car Wash
- Furniture and Home Furnishings Store
- Institutional Vocational Training Facility
- Motorcycle Dealer
- Nursery, Lawn and Garden Supply Store, Retail
- Outdoor Display Retail

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Summary

Proposed screening requirements for Outdoor Storage Areas for Manufacturing B uses:

- Located to the sides or rear of a principal building not visible from public rights-of-way,
- Screened by opaque materials (e.g. masonry, stone), a minimum of six (6) feet in height when visible from public rights-of-way; OR screened by a 20-foot wide Type III bufferyard, or
- Exempted from screening requirements when located 500 feet or more from public rights-of-way

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Recommendation

- UDO-CC4 was unanimously recommended by the Planning Board at its August 13, 2020 meeting.