Ordinance #20-0406, Ordinance Book, Volume 2, Page 87 **UDO-CC4**

ORDINANCE AMENDING CHAPTER 5 AND CHAPTER 11 OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) TO REVISE PRINCIPAL USES IN THE LIMITED INDUSTRIAL (LI) AND GENERAL INDUSTRIAL (GI) ZONING DISTRICTS; TO REVISE THE OUTDOOR STORAGE AREA REQUIREMENTS OF MANUFACTURING B; AND TO REVISE THE DEFINITIONS OF MANUFACTURING A AND MANUFACTURING B

| Be it ordained by the | , that the Unified Development |
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| Ordinances are amended as follows: | |
| Section 1. Chapter 5, Subsection 5.1.1 of the UDC |) is amended as follows: |
| 5 USE STANDARDS | |

PERMITTED USES

5.1.1 Principal Use Table

5.1

| 5.1.1 Tillcipal Use | <i>-</i> 1 | aı | JIC | _ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | TABLE 5.1.1: PRINCIPAL USE TABLE Z = Permit from Zoning Officer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P = Planning Board Review; A = Special Use Permit from BOA; E = Elected Body Special Use Permit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | (Hi) = Following a use indicates the use is a high-intensity use. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | RESIDENTIAL DISTRICTS COMMERCIAL DIS | | | | | | | | | | | | | | | | СТ | s | | | NE DIS | | | I & ML DIST | ָ ע | C O N | | | | | | | | | |
| USE TYPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | M | | | | | | | | D T |
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| Furniture and Home | | | | | | | | | | | | | | | ı | | | | | | | | | | | | | | | | | | | | | |
| Furnishings Store (Lo) | | | | | | | | | | | | | | | ı | | | | | | Z | Z | Z | Z | Z | Z | Z | Z | Z | <u>Z</u> | <u>z</u> | Z | | | Z | |
| Motorcycle Dealer (Hi) | | | | | | | | | | | | | | | | | | | | | | Z | Z | | Ζ | Z | Α | Z | | <u>z</u> | <u>z</u> | Α | | | Z | |
| Nursery, Lawn and | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garden Supply Store, | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | | | |
| Retail (Hi) | | | | | | | | | | | | | | | ı | | | | | | | | Z | Z | Z | Z | | Z | | <u>Z</u> | <u>z</u> | | | | Z | |
| Outdoor Display Retail | | | | | | | | | | | | | | | Π | | | | | | | | Z | | | | | | | | | | | | | 5.2. |
| (Hi) | | | | | | | | | | | | | | | ı l | | | | | | | | 2 | | Z | Z | | Z | | <u>Z</u> | <u>z</u> | | | | Z | 63 |
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| Car Wash (Hi) | | | \perp | | | | | | | | | | | | | | | | | | | Z | Z | Z | Z | Z | | Z | | <u>Z</u> | <u>Z</u> | | | | Z | 14 |

Note: Items to be added are indicated in red with an <u>underscore</u>; items to deleted are indicated in red with a <u>strikethrough</u>. UDO-CC4 August 5, 2020

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| USE TYPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | <u> </u> |
| | | | R | D | D | D | D | | | | | | R | D | | | | | | | | | | | | | | M R | | | | | | | м | :1 |
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| Institutional Vocational | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Training Center (Hi) | | | | | | | | | | | | | | | Z | Z | Z | 2 | 2 2 | z 2 | z i | Z | 2 | <u>z</u> | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | 5.2. |
| Manufacturing B (Hi) | | | | | | | | | | | | | | | | | | | | | | | Z | Z | Z | | 55 |

Section 2. Chapter 5, Subsection 5.2.55 of the UDO is amended as follows:

5.2 USE-SPECIFIC STANDARDS

5.2.55 MANUFACTURING A AND B

A. MANUFACTURING PROCESSES

1. MANUFACTURING A

Manufacturing operations, including storage of materials, processing, fabrication or assembly of products, and loading and unloading of new materials and finished products must shall occur completely within an enclosed building.

2. MANUFACTURING B

Manufacturing operations, including processing, fabrication, or assembly of products shall occur completely within an enclosed building. Storage and unloading/loading of materials and finished products may occur outdoors.

B. STORAGE TANKS STANDARDS FOR MANUFACTURING A AND MANUFACTURING B USES

1. SIZE OF STORAGE TANKS

External tanks and/or process equipment shall not exceed twenty-five percent (25%) of the building footprint of the building(s) on site.

2. LOCATION AND SCREENING OF STORAGE TANKS

- **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 | | | | | | | | | |
|---------------------------|---|--|--|--|--|--|--|--|--|
| | M | | | | | | | | |
| MANUFACTURING | A manufacturing establishment engaged in the fabrication or | | | | | | | | |
| A (F) | 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 | | | | | | | | |

Note: Items to be added are indicated in red with an <u>underscore</u>; items to deleted are indicated in red with a <u>strikethrough</u>. UDO-CC4 August 5, 2020

| | 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 manufacturing establishment engaged in the fabrication or |
| A (W) | 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</u> | A manufacturing establishment whose operations, including |
| <u>B (F)</u> | 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 |
| 2 () 2 | Manufacturing C shall not be permitted in Manufacturing B. |
| MANUFACTURING | A manufacturing establishment whose operations, including storage |
| B (W) | 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. |
| | Storage and unloading/loading of materials and finished products |
| | may occur outdoors. 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 D. |

Section 4. This ordinance shall be effective upon adoption.