



UNIFIED LAND DEVELOPMENT CODE USE REGULATIONS PROJECT

Industrial Uses

August 20, 2013

Zoning Division



A. Call to Order

- Introductions**
- Additions, Substitutions, and Deletions**
- Motion to Adopt Agenda**
- Adoption of May 14, 2013 Meeting Summary (Exhibit A)**

B. Subcommittee Rules and Procedures

C. Recap of May Subcommittee Meeting



D. Overview

1. General Changes to the ULDC

- **Article 1.I, Definitions and Acronyms**
- **Article 3, Overlays and Zoning Districts**
- **Article 4, User Guide**

2. Presentation Format

Article 4, Use Regulations

- **Consolidated Use Matrix**
- **Use Definition and Use Supplementary Standards**

Article 5, Supplementary Standards

- **Barbed Wire, Outdoor Storage / Activities, Flex Space, and Hours of Operation**

E. Industrial Uses



Asphalt or Concrete Plant

Consolidated into Heavy Industry



Contractor Storage Yard (#1)

- **Definition** – Revised to clarify mechanical equipment and deletes commercial vehicle threshold
- **Standards** – Relocated to Art. 5
- **Approval Process** – Added to MUPD w/ EDC FLU



Data and Information Processing (#2)

- **Definition** – Revised to reflect updated industry trends
- **Standards** – Relocated to Art. 5
- **Approval Process** – Removed from incompatible commercial zoning districts



Distribution Facility (#3)

- **Definition** – Renamed and revised to reflect movement of goods v. people (transportation of people to be relocated to Public and Civic Uses)
- **Standards** – Removed
- **Approval Process** – Added to MUPD IND, transportation aspect removed from Industrial Matrix



Gas and Fuel , Wholesale (#4)

- **Definition** – Revised to reflect nature of use rather than quantities of storage
- **Standards** – Added location criteria
- **Approval Process** – Streamlined for IG and Added to IND/L PIPD



Heavy Industry (#5)

- **Definition** – Revised to add Asphalt and Concrete use
- **Standards** – Prohibited in EDC FLU
- **Approval Process** – Added to IND/G POD of PIPD



Machine or Welding Shop (#6)

- **Definition** – Revised to add tool and dye fabrication
- **Standards** – Not Applicable
- **Approval Process** – Not Applicable



Manufacturing and Processing (#7)

- **Definition** – Revised to clarify use does not include slaughter houses and meat packing plants
- **Standards** – Not Applicable
- **Approval Process** – Removed from incompatible commercial FLU's.



Medical or Dental Laboratory (#8)

- **Definition** – Revised to clarify types of medical equipment and laboratory portion of use
- **Standards** – Relocated to Art. 5
- **Approval Process**
 - Streamlined for CHO;
 - Added to:
 - IG
 - MUPD/IND
 - COM and IND/G of PIPD



Multi-Media Production (#9) (fka Film Production Studio)

- **Definition** – Revised to reflect current industry trends
- **Standards** – Limited to indoor use in UI and UC
- **Approval Process** – Streamlined in CRE and MUPD CR FLU



Recycling Plant (#10)

- **Definition** – Revised to expand materials to be recycled
- **Standards** – Relocated to Art. 5 and revised to reduce setback when use is adjacent to industrial and DRO approval when adjacent uses within 500 feet are industrial
- **Approval Process** – Subject to a higher level of review for consistency with similar uses such as Heavy Industry and Salvage and Junk Yard



Research and Development (#11) (fka Laboratory, Industrial Research)

- **Definition** – Revised to include bioscience research and technology

- **Standards** – Partially relocated to Art. 5 and outdoor activities limited to Industrial

- **Approval Process**
 - Streamlined for:
 - IL
 - MUPD CH & CHO FLU
 - MXPD CH FLU
 - LCC CH FLU
 - Added to:
 - CLO, CC, CHO, and CG
 - MXPD CHO FLU



Salvage or Junk Yard (#12)

- **Definition** – Revised to clarify materials collected, and add Architectural Salvage
- **Standards** – Partially relocated to Art. 5, and DRO in specified zoning districts
- **Approval Process** – Not Applicable



Towing Service and Storage (#13)

- **Definition** – Revised to clarify prohibited activities within storage area
- **Standards** – Relocated to Art. 5
- **Approval Process** – Added to IND/G PIPD



Truck Stop (#14)

- **Definition** – Revised to clarify character of use
- **Standards** – Added specific minimum lot size, setbacks, collocated uses, and design standards
- **Approval Process** – Not Applicable



Warehouse (#15)

- **Definition** – No change
- **Standards** – Partially relocated to Art. 5, and clarified
- **Approval Process** – Removed from CH FLU of MUPD



Wholesaling, General (#16)

- **Definition** – Revised to further clarify activities associated with use
- **Standards** – Relocated to Art. 5
- **Approval Process** – Not Applicable



Article 5, Supplementary Standards

- **Barbed Wire**
- **Outdoor Storage / Activities**
- **Flex Space**
- **Hours of Operation**



F. Staff Comments

- **Planning Commission Meeting - Friday, October 11, 2013**