



# **UNIFIED LAND DEVELOPMENT CODE USE REGULATIONS PROJECT SUBCOMMITTEE MEETING**

## **INDUSTRIAL USES – 1<sup>ST</sup> PART**

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**May 14, 2013**

**Zoning Division**



# **MEETING AGENDA**

**A. CALL TO ORDER**

**B. SUBCOMMITTEE GOAL, OBJECTIVE AND MEETING METHODOLOGY**

**C. PENDING ISSUES FROM FEBRUARY'S SUBCOMMITTEE MEETING**

**D. INDUSTRIAL USES**

1. Order to Review Uses
2. Explanation of Consolidated Use Matrix
3. Industrial Uses – Uses Draft Presentation
  - Film Production Studios
  - Asphalt and Concrete Plant
  - Heavy Industry

**E. DISCUSSION**

**F. ITEMS FOR NEXT MEETING**

**G. ADJOURN**



## **B. SUBCOMMITTEE GOAL**

Review and discuss changes proposed for Article 4, Use Regulations:

- **Definitions**
- **Approval processes**
- **Development standards**
- **Consistency with the Comprehensive Plan**
- **Respond to industry trends**



# ELEMENTS TO REVIEW

**Remove Duplicated  
Use Definitions**

**Review Approval  
Thresholds**

**Review Use  
Approval Processes**  
(BCC, ZC, DRO, Special  
Permit, Building Permit)

**Article 4  
Reformatting**

**Update Use  
Standards**



## **B. SUBCOMMITTEE OBJECTIVE**

- Eliminate redundancies
- Streamline approval processes where feasible
- Establish consistency in approval processes for Uses located in similar Zoning Districts
- Improve predictability in approval process and reduce unnecessary regulations.



# **C. SUBCOMMITTEE MEETING RULES & PROCEDURES**

## 90 to 120 Minute Meeting

- Introduction by Staff - 5 minutes (May expand to include potential impacts of various general changes)
- Drafts are provided to Subcommittee members before Meeting
- Subcommittee members are separated into groups, preferably multidisciplinary groups.
- At least one LDRAB members per group to lead discussion
- Review of drafts and questions by groups/Staff responses - 40 minutes
- Individual representative of group will present issues - 30 minutes
- Consensus/Conclusion by Staff - 15 minutes





# SUBCOMMITTEE TIMEFRAMES

<b>1<sup>ST</sup> MEETING</b>	<b>PROPOSED 2<sup>ND</sup> MEETING</b>	<b>PROPOSED 3<sup>RD</sup> MEETING</b>
MAY 14, 2013 2:30 to 4:00 Room 1E-58	MAY 28, 2013 2:00 – 4:00 Room 1E-58	JUNE 3, 2013 2:00 – 4:00 Room 1E-58
<ul style="list-style-type: none"><li>• Objectives</li><li>• Meeting Rules</li><li>• Introduction</li><li>• Consolidated Matrix</li><li>• Discussion of Uses</li></ul>	<ul style="list-style-type: none"><li>• General Standards</li><li>• Discussion of Uses</li><li>Continue</li></ul>	<ul style="list-style-type: none"><li>• Discussion of Uses</li><li>Continue</li><li>• Conclusion</li></ul>



# **COMP. PLAN - INDUSTRIAL USES**

## **FLU Atlas Regulation Part. III**

*The Unified Land Development Code shall include, at a minimum, the following three zoning districts, which generally allow the uses described below:*

***Light Industrial.*** *This district includes light manufacturing, processing, wholesaling, fabrication or storage of non-objectionable products not likely to cause undesirable effects upon nearby areas. These uses shall not cause or result in the dissemination of excessive dust, smoke, fumes, odor, noise, vibration or light beyond the boundaries of the lot on which the use is conducted. Examples of the allowable uses include, but are not limited to:*

- 1. Assembly of computer products;*
- 2. Business dispatching offices; and,*
- 3. Pest control operations.*



# **COMP. PLAN - INDUSTRIAL USES**

## **FLU Atlas Regulation Part III**

*General Industrial. This district includes medium to heavy industrial operations such as manufacturing, transportation and wholesale trade, construction and agricultural uses. These uses may cause or result in the dissemination of dust, smoke, fumes, odor, noise, vibration or light beyond the boundaries of the lot on which the use is conducted. These effects will be minimized through the Unified Land Development Code. Examples of the allowable uses include, but are not limited to:*

- 1. Salvage and junkyards;*
- 2. Storage of regulated substances;*
- 3. Outdoor storage, including storage of construction material;*
- 4. Asphalt and concrete mixing and product manufacturing;*
- 5. Foundry and steel or metal fabricating and manufacturing;*
- 6. Transshipment terminals; and,*
- 7. Light industrial uses (as described above).*



# **COMP. PLAN - INDUSTRIAL USES**

## **FLU Atlas Regulation Part III**

*Planned Industrial Park Development. (formerly Policy 2.2.4-b)*  
A Planned Industrial Park Development District (PIPD) is an economic activity center primarily designed to accommodate and promote manufacturing, research, development, other value-added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses. Residential uses may be permitted within a PIPD provided: 1) recreation to meet the needs of the residential population is provided; and, 2) a balanced mix of land uses is provided to meet the needs of the projected work force and residential population.



# **PROPOSED ORDER TO DISCUSS INDUSTRIAL USES**

- 1. Film Production Studio**
- 2. Asphalt and Concrete Plant**
- 3. Heavy Industry**
- 4. Manufacturing and Processing**
- 5. Machine or Welding Shop**
- 6. Medical or Dental Laboratory**
- 7. Laboratory, Industrial Research**
- 8. Data and Information Processing**
- 9. Transportation Facility**
- 10. Gas and Fuel Wholesale**
- 11. Warehouse**
- 12. Wholesaling, General**
- 13. Truck Stop**
- 14. Contractor Storage Yard**
- 15. Towing Service and Storage**
- 16. Salvage and Junk Yard**
- 17. Recycling Plant**



# CONSOLIDATED INDUSTRIAL USE MATRIX

TABLE 4.B.5.A – INDUSTRIAL USE MATRIX- Updated 5-9-13

Use Type	Reference Number Supplementary Standards	STANDARD DISTRICTS														PLANNED DEVELOPMENT DISTRICTS (PDDs)										TRADITIONAL DEV. DIST. (TDDs)											
		Zoning District														POD		WUPD			MPD	HPD		MH	RV	LCC	IND			TMD							
		Residential				Commercial				Ind.	Inst.	Pods		FLU			FLU	Pod		LCC	TIER						TIER										
		P	A	A	AR	R	R	R	R	Standard	URAD	IRU	Ind.	Inst.	R	C	R	C	A		C	C	C	E	I	C	C	I	C	E	U	S	U	Eq	AGR		
Industrial Uses																																					
Appl. or Concrete Plant	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Contractor Storage Yard	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Data and Information Processing	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Film, Video, Media Production Studio	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gas and Fuel, Wholesale	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Heavy Industry	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Laboratory, Industrial Research	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Machine or Welding Shop	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing And Processing	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical or Dental Laboratory	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Plant	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Salvage or Junk Yard	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Towing Service and Storage	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transportation Distribution Facility	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Truck Stop	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesaling, General	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Use Approval Process Key:

P	Permitted by Right	D	Permitted subject to DRC approval	A	Permitted subject to BCC (Class A Conditional Use) approval
S	Permitted subject to Special Permit approval	B	Permitted subject to Zoning Commission (Class B Conditional Use) approval	-	Prohibited use