

LIM District / Artisan Manufacturing

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Planning Department

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Current

Article 6. Zoning Districts

30-6-3 Mixed Use District Intent Statements

The MU districts are intended to accommodate a rich mixture of complimentary land uses that include housing, retail, offices, commercial services, and civic uses, to create economic vitality, encourage the linking of trips, and emphasize pedestrian travel. Individual buildings, as well as overall developments should be designed to provide commercial and mixed use areas that are safe, comfortable, and attractive to pedestrians and include an integrated network of sidewalks, trails, and other paths. The district is intended to include buildings oriented toward the street to encourage transit, pedestrian and bicycle travel; parking lots that are secondary on the site; and reduced parking requirements if certain criteria are met. Uses and developments oriented primarily towards the automobile are discouraged. Mixed use zoning should provide transitions between areas of higher intensity and traffic and lower intensity residential neighborhoods.

30-6-3.1 MU-L, Mixed Use Low-intensity District

The MU-L, Mixed Use Low-intensity district is primarily intended to accommodate low- to moderate-intensity office and institutional uses, moderate-density residential uses, and supporting service and retail uses.

30-6-3.2 MU-M, Mixed Use Medium-intensity District

The MU-M, Mixed Use Medium-intensity district is primarily intended to accommodate moderate- to high-intensity office and institutional uses, moderate-intensity retail and service uses, and moderate density residential uses, and supporting service and retail uses.

30-6-3.3 MU-H, Mixed Use High-intensity District

The MU-H, Mixed Use High-intensity district is primarily intended to accommodate a rich mixture of high-intensity office and institutional uses, high-intensity retail and service uses, and high-density residential uses. The MU-H district is intended to be applied in Activity Centers and other areas with excellent public transportation access and a full range of public facilities and infrastructure.

30-6-5.2 C-L, Commercial-Low District

The C-L, Commercial-Low district is primarily intended to accommodate low-intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

30-6-5.3 C-M, Commercial-Medium District

The C-M, Commercial-Medium district is primarily intended to accommodate a wide range of retail, service, office and multi-family residential uses in a mixed-use environment. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

30-6-5.4 C-H, Commercial-High District

The C-H, Commercial-High district is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping and distributive needs of the community and the region, and other uses. The district is established on large sites which are typically located along thoroughfares to provide locations for major developments which contain multiple uses, shared parking and drives, and coordinated signs and landscaping.

30-6-5.5 CB, Central Business District

The CB, Central Business district is solely intended for application in the central core of the city. The district is established to encourage high-intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high-density residential developments in a pedestrian-oriented mixed-use setting (often, multiple uses may be located in the same building).

30-6-5.6 O, Office District

The O, Office district is primarily intended to accommodate office, institutional, supporting service and other uses.



Current

building articulation may be doorways, windows, brick or stonework features, artwork, etc.

Artisans and Crafts

The practice of a trade or handicraft by a skilled artist or craftsman.

30-8-10.4 Office, Retail, and Commercial Uses

B. Artisans and Crafts

1. The use may be practiced in a commercial space or as a home occupation in a detached accessory structure; where located in a detached accessory structure, the hours of operation for the use will be no earlier than 7:00 a.m. and no later than 10:00 p.m.
2. In the CB district artisan and craft uses must either:
 - a. cease operations between the hours of 10 p.m. and 7 a.m.; or
 - b. not generate noise, vibrations or odors that are clearly detectable from surrounding properties.

Retail sales and service	through facilities												
	ABC Stores (liquor)				P	P					P	P	P
	Advertising Services, Outdoor				U	U	U				U		
	Artisans and Crafts	U	U	P	P	P	P		P	P	P	P	U
	Convenience Stores with fuel pumps		U	U	P	P	P			U	P	P	P



GREENSBORO

Others



Product Example

Industry City is a 5.5 million square foot property in the Sunset Park neighborhood of Brooklyn, NY. The property was predominantly empty or used for warehousing, until the development company, Jamestown, purchased a significant interest. Since then, the property was rebranded as Industry City. The buildings are [zoned industrial and are leased](#) to food production, technology fabrication, and many types of small manufacturing. The owners promote the property through brokers, but also host many popular events as a way to increase the visibility of the property and the neighborhood.

Zoning

1. San Francisco adopted an update to the city's Production, Distribution & Repair (PDR) zone in 2014 that designates PDR properties in specific districts to allow construction of office and institutional use if new PDR square footage is built as well. The same zoning change updated the definition for Small Enterprise Workspace (SEW). SEW is a land use definition that requires the property to provide tenant spaces that are a maximum of 1,500 square feet, and is part of an effort by the city to retain smaller spaces for local businesses. The zoning details can be found [here](#).
2. Nashville, TN passed an [artisan manufacturing land use](#) definition. The Planning Department added this use definition to existing zones, including commercial use areas. The Department worked directly with local developers to ensure the use would be compatible with other existing uses.
3. Private investors approached the City of Omaha, NE to create the Omaha Maker District, a mixed use neighborhood that builds on existing artisan and small manufacturing uses. The district is designed for [horizontal mixed use](#). The investment group, Future Forward, purchased the 25 acres surrounding the existing properties for Hot Shops, a 90,000 square foot property focused on artists and artisans, and the Mastercraft Building, which is 3 blocks long and home to a mix of production, technology and education businesses.
4. New York City lays out the definitions for their [different manufacturing zones](#) clearly. This may be a good example for any updates considered.



Process

Initial Proposal - Staff formulated base district parameters based on research from other jurisdictions and the stated goals of this effort

Stakeholder Group - Having a draft to work with, staff met with a stakeholders group, which include TREBIC, developers and realtors. During the meeting, several changes were proposed and the group arrived at a consensus on the change

Draft Proposal - Staff prepared a draft ordinance base on all of the in input and information gather from the previous steps



Light Industrial Mixed

Mix - Limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, may contain higher density residential uses

Planned Setting - Emphasizes an integrated mix of uses, no adverse effect upon each other or adjoining properties.

Design / Orientation / Operation - Uses should ensure compatibility with adjacent residential uses.

Standards - Intended to foster integration, originality and flexibility



Light Industrial Mixed

Intended for the redevelopment of property that is:

- LI / HI - Currently / Previously,
- Industrial Use - Currently / Previously, or
- GFLUM - Reinvestment Corridor, Industrial/Corporate Park or Mixed Use Corporate Park



Artisan Manufacturing

- Shared or individual use of tools
- Manufacture of finished products
- Incidental storage, sales and distribution of such products

Typically

Electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing



LIM - District Standards

Light Industrial Mixed District (New District)			
Section Number	Issue	Details	Stakeholder Change
Section 1	Added to district chart		
Section 2	Intent statement		
Section 3	Dimensional standards	Similar to BP	
Section 4	Specific zoning district standards	51% nonresidential and first floor, fenestration (transparent openings) on the ground floor, entrances oriented to pedestrians / defined access, windows not more than 36 inches from the ground, articulation every 15 feet to eliminate blank walls	
Section 5	Uses allowed	See Chart	Added Banks with drive through
Section 7 & 8	Allow WTF's		
Section 9	Clarify LIM is a mixed use district	Buffers	
Section 10	Drive through concerns	Not dominant, oriented toward perimeter, not interior, does not conflict with pedestrians or loading	Added additional standards for drive through facilities
Section 12	Allow alternate parking ratios		
Section 14	Open space required	10% of gross floor area of the nonresidential component, plus 250 square feet per dwelling unit	Added 10% of site area as maximum
Section 15	Allow open space flexibility	off-site option	
Section 16	Standards for Free Standing Signs	Same as other mixed used zones	
Section 17	Standards for Attached Signs	Same as other mixed used zones	



Artisan Manufacturing

MU-, AO / UMU, C-L, C-M, C-H, C-B

Outdoor Storage - Screened from residential properties / public streets

Loading Docks – Residential / No service openings or loading docks

Hours of Operation - Not between 10 p.m. and 7 a.m.

Impacts - Use shall not generate noise, vibrations or odors that are clearly detectable from surrounding properties

Artisan Manufacturing (New Use)			
Section Number	Issue	Details	Stakeholder Change
Section 5	Districts Allowed		Permitted in Industrial Zones
Section 6	Listed as a typical use		
Section 11	Use standards	No outdoor storage, loading dock orientation, hours of operation, limits noise, vibrations and odors	No change, note - only for those in Commercial districts
Section 13	Parking ratio	1 space per 1,500 SF	
Section 18	Definition		



Planning Board

February 21, 2018

Recommended

8-0



City Council

**Hold a public hearing to receive
public comments**

**Consider adoption of the text
amendment**



QUESTIONS?

