



## Legislation Text

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**File #:** ID 18-0109, **Version:** 1

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Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO) With Respect To Zoning, Planning and Development - Light Industrial Mixed Zoning District / Artisan Manufacturing

Department: Planning  
Council District: All

Public Hearing: Yes  
Advertising Date/By: March 8 and 15, 2018/ City Clerk

Contact 1 and Phone: Sue Schwartz at 373-2149  
Contact 2 and Phone: Steve Galanti at 373-2918

### **PURPOSE:**

The purpose of the text amendment is to revise the Land Development Ordinance (LDO) to add a new zoning district (Light Industrial Mixed) and a new use (Artisan Manufacturing). The City Council is required to hold a public hearing on this amendment before considering its approval.

### **BACKGROUND:**

The current Land Development Ordinance contains provisions, including several zoning districts, to allow a mix of complimentary land uses that include residential, retail, offices, commercial services, and civic uses, within a development to create economic vitality, encourage the linking of trips, and emphasize pedestrian travel. Approximately 12 months ago, the Planning Department became aware of other cities that have expanded this philosophy to include complimentary light industrial uses in the mix, including small-scale artisan manufacturing. In addition, a request was made to investigate whether having the option for that type of use-mix was appropriate in Greensboro. Over the last 12 months, with input from a consultant and stakeholder group, the Planning Department has formulated a new zoning district, Light Industrial Mixed (LIM) and a new use (Artisan Manufacturing) with this intent.

The process to add light industrial uses in a mixed-use setting into the Land Development Ordinance was developed and progressed as follows:

1. Initial Proposal - Staff formulated base district parameters based on research from other jurisdictions and the stated goals of this effort.
2. 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.
3. Draft Proposal - Staff prepared a draft ordinance based on all of the input and information gathered from the previous steps.
4. Planning Board - Conducted a public hearing to consider this ordinance to revise the Land Development Ordinance (February 21, 2018) and recommended the change.
5. City Council - Conduct a public hearing to consider the ordinance to revise the Land Development

Ordinance on March 20, 2018.

The text amendment will make several changes to the Land Development Ordinance related to the new Light Industrial Mixed zoning district, which are outlined as follows:

Section 1 - Adds to district chart

Section 2 - Adds an intent statement

Section 3 - Adds dimensional standards similar to Business Park district

Section 4 - Adds Specific zoning district standards are 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, and articulation every 15 feet to eliminate blank walls

Section 5 - Adds the uses allowed in the district

Section 7 and 8 - Adds an allowance for Cell Towers

Section 9 - Adds clarification that it is a mixed use district that requires buffers

Section 10 - Adds provisions to addresses drive through concerns so that they are not dominant, oriented toward perimeter, not interior, do not conflict with pedestrians or loading

Section 12 - Adds allowance to use alternate parking ratios

Section 14 - Adds requirement for open space as 10% of [gross floor area](http://online.encodeplus.com/regs/greensboro-nc/doc-view.aspx?) of the nonresidential component, plus 250 square feet per dwelling unit (Stakeholder group requested adding 10% of site area as maximum)

Section 15 - Adds allowance for open space flexibility, including the off-site option

Section 16 - Adds standards for Free Standing Signs, same as other mixed used zones

Section 17 - Adds standards for Attached Signs, same as other mixed used zones

The text amendment will make several changes to the Land Development Ordinance related to the new Artisan Manufacturing use, which are outlined as follows:

Section 5 - Adds the districts where use is allowed, Commercial with use standards and Industrial

Section 6 - Adds the use to the list of typical uses

Section 11 - Adds the use standards related to outdoor storage, loading dock orientation, hours of operation, limits on noise, vibrations and odors in Commercial districts

Section 13 - adds the required parking ratio, 1 space per 1,500 square feet of floor area

Section 18 - Adds its definition

#### **BUDGET IMPACT:**

There will be no impact on the current or future budgets.

#### **RECOMMENDATION / ACTION REQUESTED:**

The Planning Board recommended this amendment with revisions at its February meeting on a vote of 8-0. Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.