

SUBJECT: Proposed definition for Low-Impact Manufacturing

PURPOSE: To obtain input and direction from the City Planning Commission (CPC) on the definition of “Low-Impact Manufacturing District”.

BACKGROUND:

At the July 6, 2007 meeting of the City Planning Commission, the Commission considered and approved amendments to Chapter 1413 Manufacturing District of the zoning code for the creation of a new “MA” Manufacturing Agricultural District. On September 11, 2007 staff presented the proposed text amendment to create the proposed “MA” Manufacturing Agricultural District and the requested zoning map amendment for the district location to the Economic Development Committee (EDC) of City Council. The Economic Development Committee voted to send both amendments back to the City Planning Commission for reconsideration of certain issues. On October 19, 2007 staff presented a report to the CPC regarding the map amendment for the MA District as well as minor text changes. One of the text changes was a definition for “Low-Impact Manufacturing”. Staff was directed to research alternative definitions for “Low-Impact Manufacturing” and report back to the CPC on November 16, 2007 with a definition that would be enforceable.

ISSUES:

Staff researched several cities (Atlanta, Chicago, Cleveland, Dallas, Dayton, Detroit, Indianapolis, Jacksonville, Lexington and Pittsburgh) in an effort to find a definition that would better describe low-impact manufacturing and that would be enforceable. Staff was unable to find any definitions or use classifications in those cities that used the specific term “low-impact manufacturing”. However, staff was able to find several definitions in the American Planning Association Dictionary (APA) for “Manufacturing, Light with similar language to the definition created by the Community of Spring Grove Village.

Planning staff met with the Law Department on November 6, 2007 and agreed on a definition from Vadnais Heights, Minn. (see definition below).

- [“Low-Impact Manufacturing” - The processing or fabrication of certain materials or products where the process involved will not produce light, noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties or compromise the quality of living.](#)

The Law Department and planning staff also discussed how the proposed definition would be enforced. The definition should only explain what is meant by the term “low-impact manufacturing”. Definitions should not contain regulations. All of the items in the

proposed definition are already regulated in either the City of Cincinnati Zoning Code or the City of Cincinnati Municipal Code.

Lighting is regulated in the City of Cincinnati Zoning Code, Chapter 1421. General Site Standards Section 1421-39 Exterior Lighting.

Noise, vibration, air pollution, fire hazard, noxious emission and quality of living are regulated in the City of Cincinnati Municipal Code, Title XVI Neighborhood Quality of Life Uniform Code.

The Law Department and planning staff also met with members of Spring Grove Village on November 9, 2007 to review and discuss the definition. The proposed definition has the support of the community.

CONCLUSIONS:

- Staff has found language that can be used as a definition for “Low-Impact Manufacturing.
- Definitions should not contain regulations
- Exterior Lighting is regulated in 1421-39 of the Zoning Code.
- Noise, vibration, air pollution, fire hazard, noxious emission and quality of life issues are regulated in Title XVI of the Municipal Code.
- The proposed definition has been review by the neighborhood, Law Department and planning staff.
- The proposed definition has the support from the neighborhood.

RECOMMENDATIONS:

The City Planning Department staff recommends that the City Planning Commission take the following action:

1. Approve the requested zoning definition for “Low-Impact Manufacturing” to be included in the text amendment for the MA Manufacturing Agricultural District in the City of Cincinnati Zoning Code.

Respectfully Submitted,

APPROVED:

Rodney D. Ringer
Senior City Planner

Charles C. Graves III, Director
City Planning Department