

**SUBJECT:** Proposed text amendment for §1413-05: Use Regulations – Manufacturing Districts.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on a text amendment to multi-family dwellings in the MG Manufacturing district.

**PROPOSED TEXT AMENDMENT:**

**Schedule 1413-05: Use Regulations – Manufacturing Districts**

Use Classifications	ML	MG	ME	Additional Regulations
<b><i>Residential Uses</i></b>				
Child day care home	L9	--	--	
Group residential	L1	--	--	
Permanent residential				
Single-family dwelling	L1	--	--	
Attached single-family dwelling	L1	--	--	
Two-family dwelling	L1	--	--	
Multi-family dwelling	L1	<u>L13</u>	--	
Residential care facilities				
Developmental disability dwelling	P	--	--	
Special assistance shelter	C	--	--	
Transitional housing				
Programs 1 - 4	P	P	--	
Programs 5, 6	--	P	--	
<b><i>Public and Semipublic Uses</i></b>				
Community service facilities	P	--	--	
Day care center	P	L3	--	
Government facilities and offices				
Correctional Institutions	--	C	--	
Facilities and installations	--	C	--	
Juvenile detention facilities	--	C	--	
Offices	P	P	--	
Park and recreation facilities	P	--	--	
Public maintenance facilities	P	P	--	
Public safety facilities	P	P	P	
Religious assembly	P	--	--	
Schools, public or private	P	--	--	
<b><i>Commercial Uses</i></b>				
Ambulance services	P	P	--	
Animal services	P	P	--	
Banks and financial institutions	P	P	--	
Building maintenance services	P	P	--	
Building materials sales and services	P	P	P	
Business services	P	P	--	
Eating and drinking establishments				
Drinking establishments	P	P	--	
Restaurants, full service	P	P	--	See § 1419-21
Restaurants, limited	P	P	--	See § 1419-21
Food markets	L5	L5	--	
Food preparation	P	P	--	
Garden supply stores and nurseries	P	--	--	
Laboratories, commercial	P	P	--	

Use Classifications	ML	MG	ME	Additional Regulations
Loft dwelling units	P	P	--	See § 1419-23
Maintenance and repair services	P	P	--	
Medical services and clinics	P	P	--	
Offices	P	P	P	
Parking facilities	P	P	C	See Chapter 1425
Personal instructional services	P	P	--	
Personal services	L5	L5	--	
Private vehicular storage lot	--	P	--	
Recreation and entertainment				
Indoor or small-scale	P	P	--	
Outdoor or large-scale	C	--	--	
Retail sales	L5	L5	--	
Sexually oriented business	--	P	--	See § 1419-25
Vehicle and equipment services				
Vehicle and equipment sales and rental	L2	L2	--	
Car wash	L3	P	--	See § 1419-11
Fuel sales	L3	P	--	See § 1419-15
Vehicle repair	--	P	--	See § 1419-27
Automobile holding facility	--	L4	--	
<b>Industrial Uses</b>				
Production industry				
Artisan	P	P	P	
General	--	P	P	
Intensive high-impact	--	C	C	See § 1419-19
Limited	P	P	P	
Research and development	P	P	--	
Warehousing and storage				
Contractor's storage	C	P	--	
Indoor storage	P	P	--	
Oil and gas storage	--	C	C	
Outdoor storage	--	C	C	
Metal waste salvage yard/junk yards	--	C	C	
Waste management				
Waste collection	P	P	P	See § 1419-31
Waste disposal	--	C	C	
Waste transfer	--	C	C	See § 1419-31
Wholesaling and distribution	P	P	P	
<b>Transportation, Communication and Utilities</b>				
Communications facilities	P	P	--	
Public utility distribution system	P	P	P	
Public utility maintenance yard	P	P	P	
Public utility plant	C	P	P	
Radio and television broadcast antenna	P	P	--	
Transportation facilities				
Airports	L6	--	--	
Heliports	L6	L6	L6	
Railroad train yards	L7	L7	L7	
Railroad right-of-way	P	P	P	
Transportation passenger terminals	P	P	P	
Truck terminal and warehouse	--	L7	L7	
Wireless communication antenna	L8	L8	L8	
Wireless communication tower	C	C	C	
<b>Agriculture and Extractive Uses</b>				
Mining and quarrying	--	C	C	
<b>Accessory Uses</b>				
Any accessory use not listed below	L10	L10	L10	See Chapter 1421

Use Classifications	ML	MG	ME	Additional Regulations
Refuse storage area	L12	L12	L12	See § 1421-35
Drive box	L11	L11	L11	
Commercial vehicle parking	P	P	P	
Exterior lighting	P	P	P	See § 1421-39
<b>Nonconforming Uses</b>				See Chapter 1447

### **Specific Limitations**

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|---|---|
| L1 New residential is permitted only when abutting an existing residential use or structure.  | L2 Permitted on arterial street only. Vehicle loading and unloading must occur on-site.   |
| L3 Permitted only as an accessory use to a use allowed in the district.   | L4 The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Director of Buildings and Inspections. Must be located at least 100 feet from a residential district. |
| L5 Permitted only if occupying less than 5,000 sq. ft. in ML and 10,000 sq. ft. in MG.  | L6 Landing strip, pad, or apron may not be located within 500 ft. of a residential district boundary.   |
| L7 Not allowed within 250 ft. of a residential use in a Residential District.   | L8 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public or semi-public, public utility, a commercial or industrial building or structure.                                       |
| L9 Fencing a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.                       | L10 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.  |
| L11 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes. | L12 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.  |

L13 Multi-family dwellings are permitted only in existing structures.

### **JUSTIFICATION:**

Conversion of vacant manufacturing structures to condominiums or loft dwelling units is encouraged. Currently, the MG district prohibits multi-family dwelling units. This amendment would allow conversions but only in existing structures.

**PUBLIC COMMENTS:** A Public Staff Conference was held on November 1, 2007. There were no public comments.

### **RECOMMENDATION:**

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

**Respectfully Submitted By:**

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Theresa Conley, Intern

**Reviewed By::**

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Margaret A. Wuerstle, AICP, Chief Planner  
Department of Community Development & Planning

3/8/07  
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**Approved:**

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Charles C. Graves, III  
Director, City Planning Department