



Small-Scale Production Establishments

Revitalization Committee
July 24, 2018

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Presentation and Discussion

- Presentation on general approach, outreach and schedule
- Board discussion and concurrence

Outreach and Proposed Schedule

- February: Small-Scale Production (SSP) Initiative introduced at DPC
- March – June: Outreach to citizens & industry (OCR & ZAD)
 - SSP Advisory Team & public forum
 - G-7 Committee
 - Zoning Open Houses
 - Retailers
 - Citizens Work Group
 - Land Use Attorneys Work Group
 - Chambers, NAIOP
 - Website, press, social media
- July: Planning Commission Land Use Committee
- September 25: Authorization
- October 25: Planning Commission Public Hearing
- December 4: Board Public Hearing

Why are we proposing this amendment?

- Part of the OCR Small-Scale Production Initiative
- zMOD review of uses to accommodate emerging trends
- Facilitate repositioning and repurposing
- Support tourism, employment, placemaking
- Trends in increasing small-scale manufacturing, incubators, makerspaces
- Technological & economic changes make SSPs good neighbors



Photo credit: Recast City

What is a small-scale production establishment?

- Broad range of businesses that produce tangible goods: textiles, woodworking metalworking, food, crops (vertical farming)
- Hand-made, tools or machinery
- Individual tenants, shared kitchens or makerspaces
- Typically have 1 to 30 employees
- Most occupy 5,000 square feet or less



Photos credit: Recast City

Current Zoning Ordinance

Use (as a principal use)	Commercial Districts	Planned Districts (when shown on an approved development plan)	Industrial Districts
Establishments for production, processing, etc.	n/a	PTC	I-3 – I-6 (I-3: no food & beverage; no printing)
Craft beverage production	C-5 – C-8 - max 5,000 barrels of beer or 5,000 gallons of spirits, etc.	PDC, PRM, PRC, PTC - max 5,000 barrels of beer or 5,000 gallons of spirits, etc (unless modified by the Board)	I-3 – I-6 - max 20,000 barrels of beer or 36,000 gallons of spirits, etc.
Wholesale trade	C-7 (SE); C-8	n/a	I-3 (SE); I-4 – I-6
Heavy industrial	n/a	n/a	I-6 (SE)
School of special education	All	All	I-1 – I-5
Retail sales	C-5 – C-8	All	I-4 & I-5 (SE – with warehousing, etc.)

Proposed Amendment

- New definition for small-scale production with accessory uses
- Districts: most commercial, planned and industrial
- Use limitations on size, materials, uses, enclosed building, parking
- Size may be modified by the Board in P-districts



Proposed Amendment – Use Limitations

- Size
 - Up to 6,000 SF in C-3 – C-6
 - Up to 10,000 SF in C-7, C-8, P-Districts, I-3 – I-6
- No bulk storage of flammable materials for resale
- Enclosed building – soundproofing and construction
- No heavy industrial
- Accessory retail sales or another mechanism for direct interaction with the public



Photo credit: Recast City

Proposed Amendment – Use Limitations, cont'd

- Parking
 - Within a shopping center – use applicable rate
 - Not in a shopping center – use manufacturing rate, but with a minimum of 1 space/1000 SF (1 space per employee on the major shift plus 1 space per company vehicle and piece of mobile equipment)



Questions and Discussion