

Project Title: Text Amendment to Modify Residential Buffer Prohibitions

This proposed ordinance makes the following amendments to Title 21A Zoning:

- Amends Table 21A.33.030
- Amends Table 21A.33.040
- Amends Table 21A.33.050
- Amends Table 21A.33.060
- Amends Table 21A.33.070
- Amends section 21A.62.040 to amend the definitions of “Heavy Manufacturing” and “Chemical Manufacturing and Storage”

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 *Amending Table 21A.33.030 by amending the Table of Permitted and Conditional Uses for Mixed Use*
 2 *Districts*

4 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED USE DISTRICTS

| Use | Permitted And Conditional Use By District | | | | | |
|------------------------------------|---|------|------------------|------------------|------------------|------------------|
| | MU-2 | MU-3 | MU-5 | MU-6 | MU-8 | MU-11 |
| Theater, live performance (Indoor) | | | p ⁴¹⁵ | p ⁴¹⁵ | p ⁴¹⁵ | p ⁴¹⁵ |

5 ~~14. Prohibited on lots located within 1,000 feet of a Single or Two Family Zoning District.~~

6 ~~15. Prohibited on lots located within 1,000 feet of Residential Districts (21A.24).~~

8 *Amending Table 21A.33.040 by amending the Table of Permitted and Conditional Uses for*
 9 *Manufacturing Districts*

11 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING
 12 DISTRICTS

| Use | Permitted And Conditional Use By District | |
|--|---|---------------------|
| | M-1 | M-2 |
| Explosive manufacturing and storage | | C ^{12, 19} |
| Flammable liquids or gases, heating fuel distribution and storage | | P ¹² |
| Incinerator, medical waste/hazardous waste | | C ^{12, 19} |
| Refinery, petroleum products | | C ^{12, 19} |
| Rock, sand and gravel storage and distribution | C ¹² | P ¹² |

13 ~~12. Prohibited on lots located within 1,000 feet of a Single or Two Family Zoning District. Prohibited on~~
 14 ~~lots located within 1,000 feet of Residential Districts (21A.24 of this title).~~

15

16 *Amending Table 21A.33.050 by amending the Table of Permitted and Conditional Uses for Downtown*
 17 *Districts*

18
 19 21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS

| Use | Permitted And Conditional Use By District | | | |
|------------------------------------|---|------------------|------------------|------------------|
| | D-1 | D-2 | D-3 | D-4 |
| Theater, live performance (Indoor) | p ⁹²⁰ | p ⁹²⁰ | p ⁹²⁰ | p ⁹²⁰ |

20 ~~9. Prohibited on lots located within 1,000 feet of a Single or Two Family Zoning District.~~

21 ~~20. Prohibited on lots located within 1,000 feet of Residential Districts (21A.24).~~

22

23 *Amending Table 21A.33.060 by amending the Table of Permitted and Conditional Uses for Gateway*
 24 *Districts*

25

26 21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES FOR GATEWAY DISTRICTS

| Use | Permitted And Conditional Use By District |
|------------------------------------|---|
| | G-MU |
| Theater, live performance (Indoor) | p ⁴¹⁰ |

27 ~~4. Prohibited on lots located within 1,000 feet of a Single or Two Family Zoning District.~~

28 ~~10. Prohibited on lots located within 1,000 feet of Residential Districts (21A.24).~~

29

30 *Amending Table 21A.33.070 by amending the Table of Permitted and Conditional Uses for Special*
 31 *Purpose Districts*

32

33 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE
 34 DISTRICTS

| Use | Permitted And Conditional Use By District | | | | | | | | | |
|---|---|----|----|----|---------------------|------|-------|----|-----|---|
| | RP | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A |
| Manufacturing, concrete or asphalt Concrete and/or asphalt manufacturing | | | | | | | | | | |
| Permitted And Conditional Use By District | | | | | | | | | | |
| PL | PL-2 | I | UI | MH | EI | MU | | | | |
| | | | | | p ^{15, 24} | | | | | |

35 ~~15. Prohibited on lots located within 1,000 feet of a Single or Two Family Zoning District. Prohibited on~~
 36 ~~lots located within 1,000 feet of Residential Districts (21A.24 of this title).~~

37

38 *Amending section 21A.62.040 by amending the definitions of “Heavy Manufacturing” “Chemical*
 39 *Manufacturing and Storage”*

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

CHEMICAL MANUFACTURING AND/OR STORAGE: A facility engaged in making and storing chemical products from raw or partially finished materials.

HEAVY MANUFACTURING: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing". Heavy manufacturing generally includes processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. ~~The term "heavy manufacturing" shall include uses such as refineries and chemical manufacturing.~~ The term "heavy manufacturing" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

