

## Proposed Amendments to the Unified Development Code

**Yellow Highlight = amendments proposed at 01/07/25 P&Z**

**Blue Highlight = new language added to address concerns expressed at public hearing**

**Pink Highlight = requirements currently in place, adopted on 12/09/24**

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 3 “Supplemental Use Regulations,” Section VII.3.24, “Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, High Intensity; and Warehouse Distribution Facility” is hereby repealed in its entirety and replaced with a new Section VII.3.24 to read as follows:

### **Section 24. Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility**

Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; and Warehouse Distribution Facility uses are subject to the following standards:

- A. No portion of a property containing a Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; or Warehouse Distribution Facility use may be located within 500 feet (500’) of any property line adjoining any use listed in Section VII.2.4. This regulation shall not apply when:
  1. The property line is adjoining one of the following uses:
    - a. Any use in the Manufacturing and Industrial Uses category as set forth in Section VII.2.4;
    - b. Any use in the Temporary Uses category as set forth in Section VII.2.4;
    - c. Any use in the Transportation, Utility and Communications Uses category as set forth in Section VII.2.4;
    - d. Any use in the Warehouse and Storage Uses category as set forth in Section VII.2.4;
    - e. Landfill Operation and Accessory Use;
    - f. Automobile Salvage;
    - g. Junk Yard;

h. Motor Freight Terminal; or

i. Truck Parking Lot; or

2. The use is locating in:

i. a building or structure designated as a Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; or Warehouse Distribution Facility use on a concept plan, engineering site plan, or zoning plan in effect on March 3, 2025 and with no proposed expansion of the existing building requiring a new engineering site plan; or

ii. if no concept plan, engineering site plan, or zoning plan exists for the site, a site which the Planning Director has determined, following review of any other documentation he may deem relevant or helpful, that the building or structure has been used as a Manufacturing, Light Intensity; Manufacturing, Medium Intensity; Manufacturing, Heavy Intensity; or Warehouse Distribution Facility use at any time since the construction of the building or structure.

B. In addition to the landscape strip requirements in Sections VIII.3.4.A and VIII.3.4.B and in lieu of the screening requirements in Section VIII.5.3, a 50-foot landscape strip is required along all public or private streets and any property line adjoining all uses listed in Section VII.2.4 except for the uses listed in Subsections A.1 through A.9 above. In cases where a landscape strip is required along a public or private street under this Subsection A and the regulations set forth in this Section 24 conflict with the requirements of Sections VIII.3.4.A and VIII.3.4.B, the regulations set forth herein shall prevail. This standard may be modified or waived by an alternative standard.

1. The turf and groundcover requirements of Section VIII.3.4.A.4 shall apply to the landscape strip. The landscape strip shall contain the following elements:

1. A landscape berm which must be a minimum of five feet above the average grade of the nearest back-of-curb/pavement edge elevation or property line elevation, whichever is applicable, and the finished floor elevation of the building;

2. A row of evergreen understory trees a minimum of 6 feet tall at planting spaced 20 feet on center;

3. A double row of shade trees staggered and spaced 30 feet on center; and

4. An eight (8)-foot-tall masonry screening wall along the property line adjacent to any property occupied by any use in the Residential Uses category as set forth in Section VII.2.4 or designated as a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts.
  5. This standard may be modified or waived by an alternative standard.
- C. Truck docks shall not face any: public or private street; open space, including a public park and playground; or property occupied by any use in the Residential Uses category as set forth in Section VII.2.4 or designated as a residential zoning district listed in Exhibit VII.2.3-2, Residential Zoning Districts. This standard may be modified or waived by an alternative standard.
- D. The open sides of truck courts shall be screened from any street and adjoining properties with a minimum 12-foot-tall masonry or concrete tilt wall screening wall, which may have openings to accommodate required fire lanes and access aisles. The open sides of truck courts adjoining the uses listed in Subsections A.1 through A.9 above are exempt from this screening standard. This standard may be modified or waived by an alternative standard.
- E. These supplemental use regulations shall be in addition to the requirements of Section VI.8.1, IH-35E Corridor Overlay District. In cases where these supplemental use regulations conflict with the requirements of Section VI.8.1, IH-35E Corridor Overlay District, these supplemental use regulations shall prevail.

**SECTION 3.** Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 2 “Allowed Uses by District,” Subsection 4.C. is hereby amended by amending Exhibit VII.2-3-4, “Non-Residential Zoning Districts” by deleting the rows for “Manufacturing, Light Intensity”, “Manufacturing, Medium Intensity”, and “Warehouse Distribution Facility” entries and replacing them with the following:

**EXHIBIT VII.2-3-4 NON-RESIDENTIAL ZONING DISTRICTS**

USES	OD	MD	LC	GB	GB-2	LI	WH	HI	PU	SU	USE SPECIFIC STANDARDS
<b>MANUFACTURING AND INDUSTRIAL USES</b>											
Manufacturing, Light Intensity						A/S	A/S	A/S			Article VII.3.24
Manufacturing, Medium Intensity						S	A/S	A/S			Article VII.3.24
<b>WAREHOUSE AND STORAGE USES</b>											
Warehouse Distribution Facility						A/S	S	A/S			Article VII.3.24