

**CITY OF LA GRANDE
Planning Commission Work Session**

Tuesday, March 7, 2023

Begins at 5:30 pm

You can view the Work Session on Facebook Live at the following link:
www.facebook.com/CityofLaGrande

AGENDA

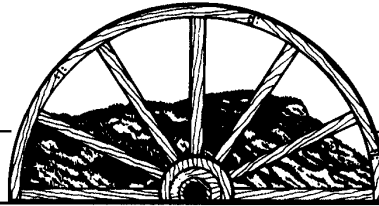
The purpose of a Planning Commission Work Session is to provide the Commission with an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Commission would like to have presented at a later date. As no decisions are made, there will be no voting by the Commission at the Work Session. The Planning Department or members of the Staff may confirm any additional information the Commission requires as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Council Work Session are open to the public; however, in order to make efficient use of time, public comments and questions generally are not entertained during the discussion segment of the work session. Time will not be designated for public comments at the conclusion of the discussion. Members of the public are routinely provided with an opportunity to address the Planning Commission during the Public Comments portion of each Regular Session Agenda.

1. **CALL TO ORDER/ROLL CALL**

2. **CONTINUATION OF LAND CODE DEVELOPMENT CODE CHANGES**
 - a. *Mobile Food Units – Establish permitting options and standards*
 - b. *General Commercial and Central Business zone – Small Scale Manufacturing*

3. **ADJOURN**

All meetings of the La Grande Planning Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.



PLANNING COMMISSION WORK SESSION MARCH 7, 2023

CODE AMENDMENTS

1. Mobile Food Vending Trailers – Establish permitting options and standards.

SECTION 1.3.002 – DEFINITIONS INCLUDED BY REFERENCE

EATING AND DRINKING ESTABLISHMENTS - The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption. Typical use includes restaurants, short-order ([fast food](#)) eating places, bars, or brew pubs, and also include mobile food units and mobile food courts which are defined as follows.

- [Mobile Food Unit – A vehicle or structure that is self-propelled or towed, in which food is cooked, prepared, processed, or converted, or which is used in selling and dispensing food or beverages.](#)
- [Mobile Food Court – Two or more mobile food units located on the same site for the purpose of selling food and/or beverages.](#)

SECTION 2.2.008 - CENTRAL BUSINESS (CB)

- A. PURPOSE: The purpose of this zone is to provide for the development of intensive consumer services and retail commercial activities in the central core area of the City of La Grande which will facilitate pedestrian traffic and which will provide for the residential use of the upper levels of certain multi-level commercial buildings.
- B. PERMITTED USES:
10. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, [and Mobile Food Units Accessory to a Permitted Use](#)
- C. CONDITIONAL USES:
4. Community Recreation –Recreational, Social or Multi-Purpose Uses Within Buildings
[5. Eating and Drinking Establishments – Mobile Food Courts](#)
~~56.~~ Extensive Impact Services and Utilities – Limited to Public Safety Buildings, Police Stations, Wells, Parks, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities

SECTION 2.2.009 - GENERAL COMMERCIAL (GC)

- A. PURPOSE: The purpose of this zone is to provide the full range of retail goods and services serving a large area which normally requires a large space for development.
- B. PERMITTED USES:
21. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, [and Mobile Food Units Accessory to a Permitted Use](#)
- C. CONDITIONAL USES:

- 3. Automotive and Equipment: Sales/Rentals, Farm Equipment – Farm Equipment Dealers
- [4. Eating and Drinking Establishments – Mobile Food Courts](#)
- [45. Extensive Impact Services and Utilities – Limited to Fairgrounds, Public Safety Buildings...](#)

Background: The City Code is silent on this use type. Under the closest fit, food vending trailers are allowed in the same zones as “Eating and Drinking Establishments – Restaurants, Short-Order” (aka fast food). But, because they are using a mobile trailer and not a permanent structure, the City has historically only allowed these by Temporary Use Permit, limited to 6 months with the opportunity for a couple extensions.

This request is to consider establishing standards that specifically allow for mobile food vendors to remain on a property long-term (no time limit). Following are some permitting scenarios we might consider:

A. Site Plan Application and administrative approval:

- This is limited to an improved site with an existing established business.
- The food vendor will be an accessory (secondary) use on the property.
- The placement of the vending trailer/vehicle will be in a location that does not obstruct traffic flow onto and through the site, required parking for the existing business or uses, or otherwise create a conflict with City code requirements.

Improvements Required:

- Compliance with any building code and Department of Health requirements.
- If outdoor seating is provided, then ADA accessibility, ADA parking and restrooms may be required.

B. Conditional Use Permit:

- This is for a vacant site where the food vendor(s) will be the only tenants on the property (e.g. food court with two or more vendors).

Improvements Required:

- Compliance with any building code and Department of Health requirements.
- Portions of the site will have to include paved driveways and parking areas for customers and employees.
- If outdoor seating is provided, then ADA accessibility, ADA parking and restrooms may be required.
- Other?

C. Temporary Use Permit:

- We may not need to use this permitting scenario for this use any more.

2. General Commercial and Central Business Zone – Small Scale Manufacturing

The commercial zones are focused on supporting retail, office, restaurants and other good & service related businesses. City Code would allow some small-scale manufacturing in this zone, but only as a secondary or incidental use to a larger commercial use. (e.g. commercial retail soap shop, but they manufacture soap in the back room).

This request to expand the allowed or conditionally allowed uses to include small scale manufacturing as a predominant use, but still require that a small retail component exists. (E.g. brewery/bottling

Requested by Economic Development Director

SECTION 1.3.002 – DEFINITIONS INCLUDED BY REFERENCE

ARTISAN MANUFACTURING – Small-scale consumer product businesses that manufacture artisan goods or specialty foods, primarily focused on, consumer sales on site and online. Includes activities relating to small-scale production of consumer products, artisan crafts, and food and beverage production. Examples include but are not limited to small-batch bakeries; micro-distilleries; micro-breweries, and other small-scale food and beverage producers; small-scale production of textiles, and other artisan consumer goods including but not limited to small-scale welding, metalworking, leather, glass, cutlery, hand tools, wood, furniture, ceramic, and yarn or fabric products

SECTION 2.2.008 - CENTRAL BUSINESS (CB)

A. PURPOSE: The purpose of this zone is to provide for the development of intensive consumer services and retail commercial activities in the central core area of the City of La Grande which will facilitate pedestrian traffic and which will provide for the residential use of the upper levels of certain multi-level commercial buildings.

B. PERMITTED USES:

1. Accessory Structures – Garages, Sheds For Storage of Lawn Equipment or Wood, and Signs
2. Administrative and Professional Services – Administrative Offices, Legal Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services
3. Animals Sales and Services: Grooming
4. Animals Sales and Services: Pet Sales/Shops – Sales of Aquatic and Small Animals, and Animal-Related Supplies and Services
- 4.5. Artisan Manufacturing within buildings not to exceed 5,000 square feet and having a retail storefront
- 5.6. Automotive and Equipment: Parking – Commercial Parking Lots or Garages
- 6.7. Business Equipment Sales and Services – Office Equipment and Supply Firms, Small Business Machine Shops or Hotel Equipment and Supply Firms
- 7.8. Communication Services – Television Studios, Radio Stations and Telecommunication Service Centers
- 8.9. Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
- 9.10. Dwellings - Limited to Residential Units in Below Ground Level and Second or Higher Levels of Multi-Level Commercial Buildings and/or Occupying no Greater Than Twenty-Five Percent (25%) of the Ground Floor of Multi-Level Commercial Buildings, Provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code
- 10.11. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, and Mobile Food Units Accessory to a Permitted Use
- 11.12. Food and Beverage Retail Sales
- 12.13. Lodging – Hotels and Motels, and Bed and Breakfasts, excluding emergency shelters,
- 13.14. Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Dental Laboratories or Allied health professionals
- 14.15. Participant Sports and Recreation – Limited to Dance, Body Training such as Yoga, Martial Arts, Health/Fitness Clubs, Gymnasiums, Billiard Parlors, Arcades, and Youth Centers
- 15.16. Personal Services – Photography Studios, Barber Shops, Hair Salons, or Massage Therapy
- 16.17. Postal Services – Mailing Services, Except Major Processing and Distribution Centers
- 17.18. Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
- 18.19. Retail Sales – Businesses Engaged in Sale of Commonly Used Goods and Merchandise, Excludes Medical Marijuana and Recreational Marijuana
- 19.20. Transportation Services – Taxi Services and Bus Depots

C. CONDITIONAL USES:

1. Automotive and Equipment: Repairs, Light Equipment – Muffler Shops, Auto Repair Garages or Auto Glass Shops
2. Automotive and Equipment: Sales/Rentals, Light Equipment – Automobile Dealers, or Car Rental Agencies or Recreational Vehicles Sales and Rental Agencies
3. Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
4. Community Recreation –Recreational, Social or Multi-Purpose Uses Within Buildings
- ~~4.5.~~ Eating and Drinking Establishments – Mobile Food Courts
- ~~5.6.~~ Extensive Impact Services and Utilities – Limited to Public Safety Buildings, Police Stations, Wells, Parks, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
- ~~6.7.~~ Dwellings – Residential Occupancy Greater Than Twenty-Five Percent (25%) of the Ground Floor of Multi-Level Commercial Buildings, Provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code.
- ~~7.8.~~ Marijuana Facilities – Marijuana Retailers, Marijuana Testing, and Medical Marijuana Dispensaries (See Article 3.21)
- ~~8.9.~~ Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
- ~~9.10.~~ Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
- ~~10.11.~~ Spectator Sports and Entertainment - Limited to Indoor Theaters, Service Club and Membership Organizations and Social Fraternal Orders

SECTION 2.2.009 - GENERAL COMMERCIAL (GC)

A. PURPOSE: The purpose of this zone is to provide the full range of retail goods and services serving a large area which normally requires a large space for development.

B. PERMITTED USES:

1. Accessory Structures – Caretaker’s Residences, Garages, Sheds For Storage of Lawn Equipment or Wood, and Signs
2. Administrative and Professional Services – Administrative Offices, Legal Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services
3. Animal Sales and Services: Grooming – Dog Bathing and Clipping Salons or Pet Grooming Shops
4. Animal Sales and Services: Kennels – Boarding Kennels, Animal Shelters, Pet Motels, Dog Training Centers, or Breeding Establishments
5. Animal Sales and Service: Pet Sales/Shops – Sales of Aquatic and Small Animals, and Animal-Related Supplies and Services.
6. Animal Sales and Services: Veterinary, Small Animals – Pet Clinics, Dog and Cat Hospitals or Animal Hospitals
- ~~6.7.~~ Artisan Manufacturing within buildings not to exceed 5,000 square feet and having a retail storefront
- ~~7.8.~~ Automotive and Equipment: Cleaning – Auto Laundries, Auto Detailing, or Car Washes
- ~~8.9.~~ Automotive and Equipment: Fleet Storage – Taxi Fleets, Mobile Catering Truck Storage or Auto Storage Garages
- ~~9.10.~~ Automotive and Equipment: Parking – Commercial Parking Lots or Garages
- ~~10.11.~~ Automotive and Equipment: Repairs, Light Equipment – Muffler Shops, Auto Repair Garages or Auto Glass Shops
- ~~11.12.~~ Automotive and Equipment: Sales/Rentals, Light Equipment – Automobile Dealers, or Car Rental Agencies or Recreational Vehicles Sales and Rental Agencies

- ~~12~~.~~13~~. _____ Building Maintenance Services – Janitorial, Landscape Maintenance, or Window Cleaning Services
- ~~13~~.~~14~~. _____ Business Equipment Sales and Services – Office Equipment and Supply Firms, Small Business Machine Shops or Hotel Equipment and Supply Firms
- ~~14~~.~~15~~. _____ Communications Services – Television Studios, Radio Stations and Telecommunication Service Centers
- ~~15~~.~~16~~. _____ Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
- ~~16~~.~~17~~. _____ Community Recreation – Recreational, Social or Multi-Purpose Uses Within Buildings
- ~~17~~.~~18~~. _____ Construction Sales and Services – Building Materials Stores, Tool and Equipment Rental or Sales
- ~~18~~.~~19~~. _____ Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
- ~~19~~.~~20~~. _____ Day Nurseries
- ~~20~~.~~21~~. _____ Dwellings – Limited to Residential Units within existing buildings that were originally designed and constructed exclusively for residential occupancy. Buildings that were not originally constructed exclusively for residential occupancy are limited to Residential Units Below Ground Level and in the Second and Higher Floors and/or Twenty-Five Percent (25%) of the Ground Floor of Commercial Buildings, or Greater than Twenty-Five Percent (25%) With a Conditional Use Permit, Provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code.
- ~~21~~.~~22~~. _____ Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, [and Mobile Food Units Accessory to a Permitted Use](#)
- ~~22~~.~~23~~. _____ Family Daycare Providers
- ~~23~~.~~24~~. _____ Food and Beverage Retail Sales – Supermarkets, Groceries, Liquor Stores, Brew Pubs, Retail Sales, Bakeries, or Delicatessens
- ~~24~~.~~25~~. _____ Fuel Sales – Passenger and Light Truck Service Stations, Filling Stations - Excluding Truck Stops, Storage or Sales of Liquefied Petroleum Gas
- ~~25~~.~~26~~. _____ General Industrial: Limited to Custom Manufacturing – Ceramic Studios, Candle-Making Shops or Custom Jewelry Manufacture
- ~~26~~.~~27~~. _____ Laundry Services – Laundry Agencies, Diaper Services or Linen Supply Services
- ~~27~~.~~28~~. _____ Lodging – Motels, Hotels, and Bed and Breakfast Inns, excluding emergency shelters
- ~~28~~.~~29~~. _____ Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Medical and Dental Laboratories or Allied health professionals
- ~~29~~.~~30~~. _____ Participant Sports and Recreation – Limited to Bowling Alleys, Arcades, Youth Centers, Martial Arts Studios, Dance Studios, Health/Fitness Clubs, Gymnasiums or Billiard Parlors, Miniature Golf Courses and Driving Ranges Within Enclosed Buildings
- ~~30~~.~~31~~. _____ Personal Services – Photography Studios, Barber Shops, Hair Salons, or Massage Therapy
- ~~31~~.~~32~~. _____ Postal Services – Mailing and Shipping Services Excluding Major Processing and Distribution Centers
- ~~32~~.~~33~~. _____ Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
- ~~33~~.~~34~~. _____ Retail Sales – Businesses Engaged in Retail Sale of Goods and Merchandise, Excludes Medical Marijuana and Recreational Marijuana
- ~~34~~.~~35~~. _____ Spectator Sports and Entertainment - Limited to Indoor Theater, Service Club and Membership Organizations, and Social and Fraternal Orders, Excluding sports stadiums and arenas.
- ~~35~~.~~36~~. _____ Transportation Services – Taxi Services and Bus Depots
- ~~36~~.~~37~~. _____ Wholesaling, Storage, and Distribution: Light – Limited to wholesale buying operations within buildings not to exceed 5,000 square feet total.

C. CONDITIONAL USES:

1. Animal Sales and Services: Veterinary, Large Animals – Animal Hospitals or Veterinary Hospitals
2. Automotive and Equipment: Repairs, Heavy Equipment – Truck Transmission Shops, Body Shops or Motor Freight Maintenance Groups

- 3. Automotive and Equipment: Sales/Rentals, Farm Equipment – Farm Equipment Dealers
- ~~3~~.4. Eating and Drinking Establishments – Mobile Food Courts
- 4.5. Extensive Impact Services and Utilities – Limited to Fairgrounds, Public Safety Buildings, Police Stations, Fire Stations, Ambulance Services, Helistops, Wells, Parks, Community Gardens, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
- ~~5~~.6. Funeral and Interment Services: Cremating - Crematoriums
- ~~6~~.7. Funeral and Interment Services: Undertaking – Funeral Homes or Mortuaries
- ~~7~~.8. Fuel Sales - Limited to Truck Stops
- ~~8~~.9. Lodging: Campgrounds
- ~~9~~.10. Lodging: Resorts and Emergency Shelters
- ~~10~~.11. Marijuana Facilities – Marijuana Retailers, Marijuana Testing, and Medical Marijuana Dispensaries (See Article 3.21)
- ~~11~~.12. Off-Premise Advertising Signs
- ~~12~~.13. Open Sales Lot – Sale and/or Rental of New/Used Manufactured Homes, Prefabricated Structures or Any Other Good or Service Sold and/or Displayed in an Outdoor Environment
- ~~13~~.14. Participant Sports and Recreation – Limited to indoor shooting ranges and those uses conducted in open facilities, such as golf courses and outdoor driving ranges.
- ~~14~~.15. Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
- ~~15~~.16. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
- ~~16~~.17. Research Services – Electronics Research Laboratories, Space Research and Development Firms, Soil and Material Testing Labs, or Pharmaceutical Research Labs
- ~~17~~.18. Spectator Sports and Entertainment – Limited to Sports Stadiums and Arenas
- ~~18~~.19. Wholesaling, Storage, and Distribution: Storage - Limited to Mini-Storage and Building Contractors

SRRecommended for adoption La Grande

Artisan Manufacturing – Allowed Use Central Commercial and Commercial Zones

Small-scale businesses that manufacture artisan goods or specialty foods. primarily focused on, consumer sales on site and online. This small- scale manufacturing use is intended to be compatible with surrounding commercial development.

Includes activities relating to small-scale production of consumer products, artisan crafts, and food and beverage production. Examples include but are not limited to small-scale sculpting or art fabrication; small-batch bakeries candy shops, and cheese shops; micro-distilleries; micro-breweries, and other small-scale food and beverage producers; small-scale production of textiles, and other artisan consumer goods including but not limited to leather, glass, cutlery, hand tools, wood, paper, ceramic, and yarn or fabric products; and similar uses determined by the Planning Department.

Typical activities include, but are not limited to: small-scale welding, metalworking, glass working, and firing of pottery or sculpture in kilns; small batch hardware and prototyping, electronic goods, food and bakery products; alcoholic and non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing

includes the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products.

And where such processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration’s vehicle class system.”

An allowance for public viewing or customer service/retail space is required with artisan goods production. This can include tasting rooms, education/classroom space, retail space, showroom, ordering areas or other ancillary uses that allow the public to view, sample, purchase or watch the product being produced.

Applies to Artisan manufacturers under 5000 square feet

- All Artisan Manufacturing uses are required to accommodate public viewing or a customer service space:
 - Public viewing shall be accomplished with windows or glass doors covering at least 20% of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing, openings between the display or lobby area and manufacturing/work space may be reduced below 20% where fire-rated separation requirements restrict opening size as determined by the planning official, or;
 - A customer service space includes a showroom, tasting room, restaurant, or retail space.
 - Drive-through facilities are prohibited.

- All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.

Small Scale Manufacturing - Allowed Use Commercial Zone Conditional Use Central Commercial Zone

“The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noxious noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly fabrication, or processing takes place. And where such processes are housed within a building. And where such processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration’s vehicle class system.”

includes the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical Small Scale manufacturing uses include, but are not limited to: small-scale welding, metalworking, glass working, and firing of pottery or sculpture in kilns; small batch hardware and prototyping, electronic goods, food and bakery products; alcoholic and non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing and other products as determined by the planning department

Applies to manufacturers 5000 square feet or larger producing direct to consumer or wholesale products.

All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.

Incubator Space. A multi-use facility providing start-up and early stage businesses with shared office, small/artisan manufacturing, food preparation, or similar facilities and or equipment.

With artisan or small scale manufacturing uses as defined above.
Allowed use in Central Commercial 5,000 square feet or less.

Over 5000 square feet Conditional use Central Commercial and allowed use General Commercial

From Tillamook Oregon

Artisan Manufacturing. Small-scale businesses that manufacture artisan goods or specialty foods. Small manufacturing production primarily focuses on direct sales rather than the wholesale market. This small-scale manufacturing use is intended to be compatible with surrounding commercial development. An allowance for public viewing or customer service space is required with artisan and specialty goods production. This use category includes the following uses: sugar and confectionary, fruit and vegetable preserving, tea and coffee, specialty foods, and bakeries; artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products; microbreweries, microdistilleries, and wineries; and similar uses determined by the Director.

Incubator Space. A multi-use facility providing start-up and early stage businesses with shared office, industrial, manufacturing, food preparation, or similar facilities.

Live/Work Unit. A building or space within a building used jointly for a commercial or manufacturing activity allowed in the zone and a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household, where the residential use of the space is secondary or accessory to the primary use as a place of work.

C. Uses Permitted Outright. The following uses are permitted in addition to the uses allowed in the base zone.

- Existing uses.
- In the C-C base zone, the following uses are permitted in addition to those allowed in the base zone:
 - Artisan Manufacturing.
 - Structures shall not encompass more than 10,000 square feet of area. The 10,000-square-foot total shall include all storage areas associated with the manufacturing operation. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit the potential impacts on residential and commercial uses.
 - All activities except loading and outdoor product displays shall occur within buildings; outdoor storage/repair is prohibited.
 - All Artisan Manufacturing uses are required to accommodate public viewing or a customer service space:
 - Public viewing shall be accomplished with windows or glass doors covering at least 25% of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing, openings between the display or lobby area and manufacturing/work space may be reduced below 25% where fire-rated separation requirements restrict opening size as determined by the planning official, or;

- A customer service space includes a showroom, tasting room, restaurant, or retail space. Drive-through facilities are prohibited.
- d. All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.
- 2) Upper Floor Residential (single-family and multi-family).
- 3) Ground Floor Residential Uses (single-family and multi-family) occupying less than twenty-five percent (25%) of the ground floor of commercial buildings, provided that commercial store fronts are maintained on the street front.
- 4) Live/Work Units.
 - a. A minimum of seventy-five percent (75%) of a structure's street front façade at street level shall be occupied by nonresidential uses.
 - b. The minimum floor-to-floor height of the first floor shall be 13 feet.
 - c. Off-street parking for live/work units is prohibited between the structure's street front façade and the street.
 - d. Live/work units that exceed 2,000 square feet gross floor area must have separate entrances for the business and residential portions of the use.
 - e. Within each live/work unit, the living area shall not exceed one-half of the total floor area of the unit.
- 5) Public facilities and other public uses.
- C. In the I-L, additional uses include:
 - 1) Commercial retail limited to fifty percent (50%) of the gross floor area.
 - 2) Commercial services limited to fifty percent (50%) of the gross floor area.
 - 3) Eating and drinking establishments limited to fifty percent (50%) of the gross floor area.
 - 4) Incubator Space. All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.
 - 5) Live/Work Units.
 - a. A minimum of seventy-five percent (75%) of a structure's street front façade at street level shall be occupied by nonresidential uses.

From Hendersonville NC

Small Scale Manufacturing Definition

“The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noxious noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly fabrication, or processing takes place. And where such processes are housed entirely within a building. And where such

processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration's vehicle class system."

From Nashville TN

Section 1. Section 17.04.060 (Definitions of general terms) of the Metropolitan Code is hereby amended by inserting the follow definition of "Manufacturing, Artisan" :

Manufacturing, Artisan means the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Section 2. Section 17.08.030.F (District land use tables) of the Metropolitan Code is hereby amended by adding "Manufacturing, Artisan" as a use permitted with conditions (PC) in MUL, MUL-A, MUG, MUG-A, MUI, MUI-A, CS, CF, DTC- North, DTC- South, DTC- West, IWD, IR and IG zoning districts.

Section 3. Section 17.16.090 (Industrial uses) of the Metropolitan Code is hereby amended by inserting the following as subsection C and renumbering the remaining sections:

C. Manufacturing, Artisan

- B. Outdoor storage. Any activity storing materials outdoors shall construct an opaque fence to screen the ground-level view from any public right of way or of any residential use. Materials shall not be piled or staked higher than the opaque fence.
- C. Loading docks. Where the site abuts a residential zone district or a district permitting residential use, the building wall facing such lot shall not have any service door openings or loading docks oriented toward the residential zone district or district permitting residential use.

From Columbia Missouri (the loop district)

One recommendation of our [Maker City Economic Development Plan](#) was to expand the definition of Artisan Industry in the city's Unified Development Code to better reflect the needs of local makers, producers, and small-scale manufacturers we spoke with.

We successfully advocated for significant changes to the code which expanded the types of businesses considered Artisan Industry, expanded the activities within this type of businesses, and provided for larger spaces for these industries. Businesses can now build larger spaces, offer shared spaces, and use a wider variety of tools and equipment.

New definition of Artisan Industry

Small-scale fabrication, preparation, or production of goods by an artist, artisan, craftsperson, or cook, on the premises for wholesale, on-site, or online retail. Spaces and tools may be shared amongst users. Accessory uses include retail, teaching of these skills to others in the course of preparation or production, and outdoor seating areas, and incidental interior seating areas. Specific artisan industry uses shall be divided into the following two categories:

Artisan Industry, Class 1

This category is intended to include activities relating to small-scale arts, crafts, food and beverage production. Examples include but are not limited to small-scale sculpting or arts and crafts; small-batch bakeries candy shops, and cheese shops; micro-distilleries; micro-breweries (manufacturing 10,000 barrels per year or less) as regulated by the State of Missouri and other small-scale food and beverage producers; small-scale production of textiles, jewelry, and other artisan consumer goods.

Artisan Industry, Class 2

The intent of this category is to separate more intensive activities from those described in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworking, and firing of pottery or sculpture in kilns; small batch hardware and prototyping.

New Square Footage Standards

In Mixed Use Commercial (M-C) districts such as the Business Loop:

- A Class 1 use may not exceed a gross floor area (GFA) of 15,000 sq. ft.. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA shall require issuance of a conditional use permit.
- A Class 2 use may not exceed a gross floor area (GFA) of 15,000 sq. ft.. A single structure containing a Class 2 use may contain up to 30,000 sq. ft. of GFA of artisan industry uses, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA or a single structure containing more than 30,000 sq. ft. GFA that contains a Class 2 use shall require issuance of a conditional use permit.

Recommended for adoption La Grande

Artisan Manufacturing – Allowed Use Central Commercial and Commercial Zones

Small-scale businesses that manufacture artisan goods or specialty foods. primarily focused on, consumer sales on site and online. This small- scale manufacturing use is intended to be compatible with surrounding commercial development.

Includes activities relating to small-scale production of consumer products, artisan crafts, and food and beverage production. Examples include but are not limited to small-scale sculpting or art fabrication; small-batch bakeries candy shops, and cheese shops; micro-distilleries; micro-breweries, and other small-scale food and beverage producers; small-scale production of textiles, and other artisan consumer goods including but not limited to leather, glass, cutlery, hand tools, wood, paper, ceramic, and yarn or fabric products; and similar uses determined by the Planning Department.

Typical activities include, but are not limited to: small-scale welding, metalworking, glass working, and firing of pottery or sculpture in kilns; small batch hardware and prototyping, electronic goods, food and bakery products; alcoholic and non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing

includes the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products.

And where such processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration’s vehicle class system.”

An allowance for public viewing or customer service/retail space is required with artisan goods production. This can include tasting rooms, education/classroom space, retail space, showroom, ordering areas or other ancillary uses that allow the public to view, sample, purchase or watch the product being produced.

Applies to Artisan manufacturers under 5000 square feet

- All Artisan Manufacturing uses are required to accommodate public viewing or a customer service space:
 - Public viewing shall be accomplished with windows or glass doors covering at least 20% of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing, openings between the display or lobby area and manufacturing/work space may be reduced below 20% where fire-rated separation requirements restrict opening size as determined by the planning official, or;
 - A customer service space includes a showroom, tasting room, restaurant, or retail space.
 - Drive-through facilities are prohibited.

- All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.

Incubator Space. A multi-use facility providing start-up and early stage businesses with shared office, small/artisan manufacturing, food preparation, or similar facilities and or equipment.

Small Scale Manufacturing - Allowed Use Commercial Zone Conditional Use Central Commercial Zone

“The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noxious noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly fabrication, or processing takes place. And where such processes are housed within a building. And where such processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration’s vehicle class system.”

includes the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical Small Scale manufacturing uses include, but are not limited to: small-scale welding, metalworking, glass working, and firing of pottery or sculpture in kilns; small batch hardware and prototyping, electronic goods, food and bakery products; alcoholic and non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing and other products as determined by the planning department

Applies to manufacturers 5000 square feet or larger producing direct to consumer or wholesale products.

All uses shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare or lighting to a degree that is readily detectable at any point beyond the property line of the use.