

Sec. 8.2. - Artisan/small-scale manufacturing.

- A. The City recognizes manufacturing that produces goods to serve the immediate community and/or custom goods regardless of sale location, which are small by nature, are important for its economic development. The standards in this section are intended to provide opportunities for artisans' and artists' workshops, studios and similar facilities as well as small-scale manufacturing within the City while at the same time protecting the community from negative impacts that could be associated with the conduct of such uses. It is the City's goal to:
- (1) To accommodate mixed uses in commercial zones.
 - (2) To allow flexibility for smaller businesses that have not yet grown to need the floor space that could be provided within a larger commercial building or facility.
 - (3) To create opportunities for local and regional artists and artisans to have galleries, studios, workshops and similar facilities that would allow them to perform their work and present exhibitions and shows that can take advantage of local and state incentives and programs that exist in the City's Arts and Entertainment District, if located therein.
 - (4) To attract entrepreneurial businesses that have the potential to grow with time and to create employment opportunities within the City and the immediately surrounding area.
- B. General Standards.
- (1) Small-scale manufacturing uses must be small in nature and shall not include any type of manufacturing that involves assembly line production. Rather, such uses shall provide the opportunity for producers to create custom or unique valued-added products.
 - (2) Artisan/small-scale manufacturing shall not include artist studios and other uses permitted in Residential Districts as home occupations under Section 8.1 of this Ordinance.
 - (3) An artisan/small-scale manufacturing use may be the principal use or accessory use of a property.
- C. Examples of artisan/small-scale manufacturing include, but are not limited to:
- (1) Commercial woodworking, metalworking, blacksmithing.
 - (2) Commercial 3-D printing and computerized numerical control machining.
 - (3) Commercial pottery/ceramics.
 - (4) Indoor agriculture (excluding greenhouses) for local/regional distribution only.
 - (5) Taxidermy.
 - (6) Beer, wine, and spirit manufacturing.
 - (7) Artisan textile, leather, glass and similar goods manufacturing.
 - (8) Value-added food production.
 - (9) Custom printing and publishing.

- (10) Space for exhibitions and galleries.
- (11) Custom or artisan furniture production.
- (12) Similar uses as determined by the Development Coordinator.

D. Site-Related Standards.

- (1) Artisan/small-scale manufacturing will have limited deliveries and shipments and truck traffic shall not adversely affect the surrounding neighborhood, including volume, frequency, and time of deliveries.
- (2) No loading docks are permitted. Garage bays used for shipments and deliveries are permitted.
- (3) Noise associated with any manufacturing process shall not be audible at adjacent properties.
- (4) Odors, fumes, dust, or similar pollutants shall not encroach upon neighboring properties.
- (5) Sale of product or goods produced on site is permitted, subject to any other City, county or state laws, ordinances or regulations which may apply.

(Ord. No. 2019-04, § 2, 5-16-2019)