

Amend Article 2, Definitions, to add Artisan Manufacturing as a defined term.

Section 2.2

Artisan Manufacturing. A small-scale, low-impact establishment for the design, production, fabrication, assembly, repair, finishing, and packaging of custom, specialty, or limited-run products and component parts using limited or minimal production techniques and equipment. Such establishments integrate retail and/or education and are characterized by lower-volume production and a greater degree of craftsmanship, customization, design, or prototyping than light manufacturing. Typical artisan manufacturing products include, but are not limited to, furniture, textiles, clothing, jewelry, ceramics, wood products, metalwork, glass products, artworks, electronics, and specialty food and non-alcoholic beverage products.

Artisan Manufacturing, Limited. An artisan manufacturing establishment where most of the building is dedicated to retail or education space and less than fifty percent of the gross floor area is dedicated to manufacturing.

Amend Article 3, Zoning Districts to add Artisan Manufacturing as a Permitted Use when the manufacturing space comprises less than fifty (50) percent of the gross floor area and a Special Land Use when manufacturing space comprises greater than fifty (50) percent of the total gross floor area in the Office and Mixed-Use districts.

Section 3.1.5. B.xii Artisan Manufacturing, Limited.

Section 3.1.5.C. vi Artisan Manufacturing

Section 3.1.8.B. xii Artisan Manufacturing, Limited.

Section 3.1.8.C.xi Artisan Manufacturing.

Amend Article 4, Use Standards, to add a new standard:

Section 4.22 Artisan Manufacturing

Artisan manufacturing may be permitted in the Office, Commercial Vehicular, and Mixed-Use districts subject to the following requirements:

1. The scale and impacts of the use shall be consistent with other uses in the district.
2. All production, fabrication, assembly, finishing, treatment, storage, and packaging activities shall occur entirely within an enclosed building.

3. No artisan manufacturing use or uses in a mixed-use building shall be permitted on a floor above a residential use.
4. All artisan manufacturing uses shall include a storefront for the sale of products produced on the premises and/or an educational or collaborative component, such as workshops, classes, demonstrations, or shared workspaces.
5. Any equipment or process generating smoke, fumes, dust, particulate matter, odors, heat, or other airborne emissions shall be equipped with filtration, ventilation, afterburners, collectors, scrubbers, or equivalent mitigation measures as necessary to prevent such emissions from being detectable at a level constituting a nuisance beyond the property boundaries.
6. Machinery and equipment shall be operated in a manner that does not create excessive noise, vibration, glare, smoke, dust, odor, heat, or other impacts greater than ambient conditions that are discernible beyond the property boundaries.
7. The City may require additional mitigation measures if a manufacturing process is determined by the City Administrator, or their designee, to create a nuisance or otherwise adversely impact surrounding properties.
8. Accessory storage and distribution activities shall remain subordinate to the on-site artisan manufacturing use.

Amend Article 5, Site Development Standards, to add a new off-street parking standard:

Section 5.13.14.C.xvi. Artisan Manufacturing: one space per 1,500 square feet of gross floor area or fraction thereof plus an additional one space per 300 sq ft of active retail area or fraction thereof.

Amend Article 5, Site Development Standards, as follows:

Section 5.14 – Nuisances Prohibited

The occupancy or use of any lot or premises in such fashion as to constitute an actionable nuisance in fact, as defined by the common law of this state, which is injurious to two or more persons, is prohibited. Standards of the city code, Chapter 46, also apply.