

Section 515-169 Micro-Business ~~and Small Scale Manufacturing~~ Uses

Micro-business, as a principal permitted use, ~~and small-scale manufacturing, as a special land use,~~ ~~are is~~ allowed in the GBD General Business Downtown and GB General Business zoning districts ~~with the intent to reuse existing buildings.~~ The following standards determine the type of use.

- A. A micro-enterprise use is qualified as a permitted business with:
 - 1. Building floor area of maximum ~~5,000~~ 2,000 square feet.
 - 2. ~~A maximum 24~~ 30 feet of frontage can be occupied by one business space. The Planning Commission may allow a greater frontage upon demonstration that the historic downtown character will result.
 - 3. Direct sales of final products to retail customers.
 - 4. The direct retail sales area shall be a minimum of 25% of the floor area and front a public street.
 - 5. Limited to light manufacturing of the following products.
 - a. Personal care
 - b. Small batch food or beverages
 - c. Customized or bespoke apparel
 - d. Home goods and décor
 - e. Tech businesses using software or digital tools
 - f. Three-dimensional printing products
 - g. Indoor storage not exceeding thirty percent (30%) of the total building floor area
 - 6. Prohibit the following uses:
 - a. Vehicle and equipment repair
 - b. Outdoor storage of material, equipment and non-operating vehicles
 - c. Outdoor manufacturing
 - d. Warehousing
- ~~B. A small scale manufacturer use is qualified as business with:~~
 - ~~1. Building floor area with between 5,001 square feet and 10,000 square feet.~~
 - ~~2. Direct sales of final products to retail and wholesale customers.~~
 - ~~3. The direct retail customer sales area shall be a minimum of 10% of the floor area and front a public street.~~
 - ~~4. Limited to light manufacturing of the following products:~~
 - ~~a. Personal care~~
 - ~~b. Small batch food or beverages~~
 - ~~c. Customized or bespoke apparel~~

- ~~d. Home goods and décor~~
- ~~e. Tech businesses using software or digital tools~~
- ~~f. Three dimensional printing products~~
- ~~g. Indoor storage not exceeding thirty percent (30%) of the total building floor area~~
- ~~5. Prohibited the following uses:~~
 - ~~a. Vehicle and equipment repair~~
 - ~~b. Outdoor storage of material, equipment and non operating vehicles~~
 - ~~c. Outdoor manufacturing~~
 - ~~d. Warehousing~~
- C. Notwithstanding the requirements of this section, the Schedule of District Regulations shall be met.
- D. Any use not complying with the standards of this Section shall locate in the zoning district where listed.

NOTE: SMALL-SCALE MANUFACTURING USE MUST BE REMOVED AS A SPECIAL LAND USE FROM THE GBD AND GB ZONING DISTRICTS WITH THE REMOVAL SUCH USE ABOVE.