

Draft Proposed Industrial and Light Industrial Retail Language – May 20 2013 Public Hearing

Deletions = ~~in-strikethrough~~

Additions = **bold underline**

Industrial District:

Delete the current language:

Industrial Section 430.1.2 **Special Permit uses:**

- d. ~~—— Retail factory store, provided the following conditions are met:~~
- ~~• Only goods manufactured on that site are sold.~~
 - ~~• The maximum allowable retail sales area will be determine by either 5% of the total usable square footage of the industrial complex or 2,000 square feet, whichever is less.~~
 - ~~• The retail stores will be physically situated within an existing structure and not a separate building built for the intended purpose of retail sales.~~
 - ~~• Additional parking as required in Section 530.1.7 will be provided.~~

and add:

to Section 430.1. Permitted uses:

Add a new Section h: **Retail sales are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Sales must be indoors and the maximum allowable retail sales area will be determine by either 10% of the total usable square footage of the industrial complex or 2,500 square feet, whichever is less. Additional parking must be provided as for retail uses in Section 530. Periodic retail tent sales, limited to three times per year not to exceed a total of thirty days each year, of the wholesaled, warehoused or manufactured products, are permitted only when conducted by the person, partnership or corporation conducting the principal use.**

To Industrial Section 430.1.2 Special Permit uses:

Add a new Section **d. Retail sales with outdoor product display are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto, and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Additional parking must be provided as for retail uses in Section 530.**

Light Industrial District:

Delete the current language:

Section 430.2.4 – Prohibited Uses

Delete: f. ~~Factory stores, warehouse outlets, and similar sales operations.~~

And add:

To Section 430.2.1 Permitted uses:

Add a new Section **f. Retail sales are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Sales must be indoors and the maximum allowable retail sales area will be determined by either 10% of the total usable square footage of the industrial complex or 2,500 square feet, whichever is less. Additional parking must be provided as for retail uses in Section 530. Periodic retail tent sales, limited to three times per year not to exceed a total of thirty days each year, of the wholesaled, warehoused or manufactured products, are permitted only when conducted by the person, partnership or corporation conducting the principal use.**

To Industrial Section 430.2.2 Special Permit uses:

Add a new Section **f. Retail sales with outdoor product display are allowed as an accessory use to the principal use, and only when conducted by the person, partnership or corporation conducting the principal use. Said sales shall include items wholesaled, warehoused or manufactured, but need not be limited thereto, and may include items of a companion or enhancement nature to the principal wholesaled, warehoused or manufactured products. Additional parking must be provided as for retail uses in Section 530.**