CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Planning Committee	July 11, 2023

Amending LDR

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

Planning Committee is looking at amending the Land Development Regulations. Allowing limited manufacturing in certain commercial land use districts.

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AGENDA ITEM # 2

Purpose of Change: To allow limited manufacturing in certain Commercial Land Use Districts that are compatible with the desired growth patterns of the CRA and which serve a public purpose.

In LDR Definitions

Page 2-17 To avoid confusion and to keep all "manufacturing" definitions in one place in the LDR

Change item 21 to read:

Low intensity commercial does not include manufacturing or manufacturing light.

Add after MAINTENANCE:

MANUFACTURING. A business engaged in the mechanical, physical, or chemical transformations of materials, substances or components into new products as defined in Sectors 31-33 of the North American Industry Classification System (NAICS)[1].

MANUFACTURING LIGHT. A subset of manufacturing which is further limited as follows:

1. Wet or dry processes not generating waste that must be treated before release into the Parker sanitary sewer system.

2. Processes that emit no obnoxious odors.

3. Processes not requiring temperatures above 600°F or pressures above 300 psig.

4. Processes not involving materials in Hazard Class[2] 1, 2.1, 2.3, 4.2, 5, 6, 7, 8, 9

5. Processes which do not create noise levels above 65 dB beyond the property boundary

Page 4-10 section 4.5.4.2 a. Allowable uses, add new final sentence:

This does not include manufacturing or manufacturing light.

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[1] This is consistent with the definition of "manufacturer" in F.S. 163.3251 (4)

[2] See 49 CFR 173.2: 1, explosives, 2.1 flammable gas, 2.3 poisonous gas, 4.2 spontaneously combustible material, 5 Oxidizers, 6 Poisonous or infectious materials, 7 radioactive material, 8 corrosive material, 9 miscellaneous hazardous material

Page 4-10 renumber existing section 4.5.4.3 to 4.5.4.5 and add new sections as follows.

4.5.4.3 Conditional Uses.

1. Manufacturing Light except in CRA Subarea 1, provided the property has direct access to state roads without the use of city roads for accepting raw materials or delivery of finished product.

4.5.4.4 Prohibited Uses

Manufacturing