

CHAPTER XX.XX – N.E.W. SHILOH, LLC PLANNED DEVELOPMENT ZONING DISTRICT

XX.XX.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the Planned Development zoning district established by Section 27.14.020.B, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

XX.XX.020 - Purpose of N.E.W. Shiloh, LLC Planned Development District

The purpose of the N.E.W. Shiloh, LLC Planned Development zoning district is to provide for a uniform mix of uses, appearance, and land use compatibility for continued and future industrial development of the N.E.W. Shiloh, LLC Planned Development District.

XX.XX.030 – N.E.W. Shiloh, LLC Planned Development District Land Uses and Permit Requirements

A. General requirements. Table X-X identifies the land uses allowed by this Ordinance in the N.E.W. Shiloh, LLC Planned Development District and the land use permit required to establish each use.

Note: the far-right column in the tables (“Specific Use Regulations”) will show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Ordinance.

B. Permit requirement for expansion. Any expansion of an existing use within an industrial district shall require Minor Use Permit approval (Section 27.42.050.)

TABLE X-X Allowed Uses and Permit Requirements for the N.E.W. Shiloh, LLC Planned Development Zoning District		P Permitted Use (2) (3) MUP Minor Use Permit Required (3) UP (Use Permit Required (3) --- Use not allowed
Land Use (1)	Permit Required	Specific Use Regulations
AGRICULTURE & OPEN SPACE USES		
Beekeeping	---	
Crop production and horticulture	P	
INDUSTRY, MANUFACTURING & PROCESSING USES		
Agricultural products processing	UP	
Animal processing plants, rendering	UP	
Chemical product manufacturing	UP	
Concrete, gypsum, and plaster products production	MUP	
Electronics, equipment, and appliance manufacturing	P	
Fabric product manufacturing	P	
Food and beverage manufacturing	P	
Furniture and fixtures manufacturing	P	

Handcraft industries, small scale manufacturing	P	
Laundries and drycleaning plants	P	
Lumber and wood product manufacturing	P	
Machinery manufacturing	P	
Metal products fabrication, machine/welding shops	P	
Metal products manufacturing	UP	
Paper products manufacturing	P	
Paving material manufacturing, including asphalt production involving reclaimed asphalt pavement and recycled asphalt shingles.	UP	XX.XX.050
Pharmaceuticals manufacturing	UP	
Plastics, synthetics, rubber products manufacturing	UP	
Printing and publishing	P	
Recycling – Composting	P	27.34.160
Recycling – Large collection facility	P	27.34.160
Recycling – Light processing facility	P	27.34.160
Recycling – Scrap and dismantling yards	UP	27.34.160
Recycling – Small collection facility	P	27.34.160
Research and development (R&D)	P	
Solar collectors	P	27.06.040
Structural clay and pottery product manufacturing	P	
Textile and leather product manufacturing	UP	
Warehousing, wholesaling and distribution	P	
Wineries, distilleries	P	

RECREATION, EDUCATION, AND ASSEMBLY USES

Emergency Shelter	---	27.21.030
Health/fitness facilities	UP	
Outdoor commercial recreation	UP	
Religious places of worship	---	

RESIDENTIAL USES

Agricultural worker housing	P	
Caretaker housing	MUP	
Indoor Marijuana Cultivation (Nonmedical, up to six plants)	P	27.37.030 27.42.020
Multi-family dwelling, in a mixed-use project	---	
Live/work facilities	---	

RETAIL AND SERVICE USES

Auto and vehicle sales/rentals	---	
Automated teller machines (ATMs)	P	27.34.050
Banks and financial institutions	---	
Building materials stores	---	
Business support services	P	
Child and adult day care centers	---	27.34.070
Construction equipment sales	P	
Hotels and motels	---	
Marijuana accessories sales	---	27.06.050
Marijuana cultivation	---	27.06.050
Marijuana distribution facilities	---	27.06.050
Marijuana microbusinesses	---	27.06.050
Marijuana mixed-light cultivation	---	27.06.050
Marijuana nurseries	---	27.06.050
Marijuana product manufacturing	---	27.06.050
Marijuana retail sales	---	27.06.050
Marijuana testing facilities	---	27.06.050

Mobile home, recreational vehicle, and boat sales	---	
Offices – Accessory	P	
Offices – Business and professional	P	
Public utility or safety facilities	P	
Restaurants	MUP	
Restaurants, accessory cafeteria	P	
Storage – Outdoor	P	27.34.150
Storage – Personal storage facilities (mini-storage)	P	
Vehicle services – Maintenance/minor repair	P	
Vehicle services – Major repair/body work	P	
Vehicle services – Service stations	P	
Veterinary clinics, animal hospitals, kennels	---	

TRANSPORTATION & COMMUNICATIONS USES

Broadcast studios	---	
Heliports	UP	
Parking facilities/vehicle storage	P	
Telecommunications facilities	UP	27.34.200
Transit stations and terminals	UP	
Utility infrastructure	P	
Vehicle and freight terminals	P	

Notes:

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.

XX.XX.040 – N.E.W. Shiloh, LLC Planned Development District Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table X-X, in addition to any other applicable requirements of this Article, and the development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Development and Performance Standards).

TABLE X-X

N.E.W. SHILOH, LLC PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

Minimum lot size (1)	<i>Minimum area and dimensions for parcels proposed in new subdivisions</i>
Minimum lot area	20,000 sq. ft.
Minimum dimensions	100 ft.
Setbacks	<i>Minimum setbacks required. See Chapter 27.20 for setback measurements, exceptions, and allowed projects into setbacks.</i>
Front	2 ft.
Sides (each)	None required
Rear	None required
Site coverage	50% maximum
Height limit	50 ft. Up to 100 ft with approval of a Minor Use Permit ⁽²⁾
Landscaping	As required by Chapter 27.28 (Landscaping)
Lighting	As required by Section 27.20.030.B

Parking and loading	As required by Chapter 27.30 (Parking and Loading)
Signs	As required by Chapter 27.32 (Signs)

Notes:

- (1) Minimum area and dimensions for parcels proposed in new subdivisions. The review authority may allow smaller parcels and reduced dimensions in condominium projects through the subdivisions approval process, provided that the common ownership parcels complies with this minimum area requirement.
- (2) A Minor Use Permit shall only be required for uses that are otherwise permitted by right. For uses that that are subject to a Conditional Use Permit, height limits up to 100 ft. may be permitted as part of the uses Conditional Use Permit.

XX.XX.050 – N.E.W. Shiloh, LLC Planned Development District Development Requirements

- A. Blue Smoke Recovery System.** Any asphalt plant constructed in the N.E.W. Shiloh, LLC Planned Development District shall be required to install a volatile capture and recovery system that eliminates “blue smoke” and asphalt odors form the asphalt production process (a.k.a. “blue smoke recovery system”).
- B. Recycled Materials.** The operator of any asphalt plant in the N.E.W. Shiloh, LLC Planned Development District shall make reasonable efforts to use recycled materials, including recycled asphalt shingles and reclaimed asphalt pavement, in the production of hot mix and warm mix asphalt.