

CITY OF CLAREMONT
NORTH CAROLINA
ORDINANCE #31-21
AN ORDINANCE TO AMEND TO THE CODE OF ORDINANCES
OF THE CITY OF CLAREMONT
TITLE 9, PLANNING AND COMMUNITY DEVELOPMENT
CHAPTER 3, ZONING REGULATIONS
ARTICLE D, USE REQUIREMENTS by DISTRICT
Sec. 9-3-56 LIGHT MANUFACTURING DISTRICT (M-1)

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance to encourage desired development in Sec. 9-3-56 Light Manufacturing District (M-1);

WHEREAS, the Planning Board of the City of Claremont has considered the proposed amendment and recommend said amendment for approval by the City Council; and

WHEREAS, the Claremont Land Development Plan encourages in Goal 1, High-quality, progressive, and efficient development and Goal 3 Promote quality design and stewardship of new and existing development; and

WHEREAS, City Council has conducted a public hearing to consider comments relative to the proposed amendment; and

WHEREAS, notification of the public hearing was duly published,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAREMONT,

That Title Nine (9), Chapter 3 Zoning, Article D, Sec. 9-3-56 Light Manufacturing District (M-1) is hereby amended by changing the following (new language appears as highlighted; deleted language and/or deleted sections appear as “strike-throughs”):

Sec. 9-3-56 Light Manufacturing District (M-1).

Intent: The Light Manufacturing (M-1) District is established as a district in which the principal use of land is for industrial **manufacturing** and ~~warehousing~~ uses which normally seek locations on large tracts where the operation involved does not detract from the development potential of nearby undeveloped properties. **This district is reserved for high intensity development that supports the community tax base and welfare and best utilizes the investment in infrastructure including water, sewer, roads, rail, electric and gas.** Development at district boundaries must provide a compatible transition to uses outside the district. Frontages on major or minor arterials will require formal street tree planting.

1. Permitted uses:
 - a. Uses permitted by right:
 - (1) Appliances/appliance components manufacturing.
 - (2) Assembly or fabrication of previously manufactured parts.

- (3) Automobiles and automobile components manufacturing.
- ~~(4) Bakeries, wholesale.~~
- (5) Bedding/Carpet manufacturing.
- (6) Boat works.
- (7) Bottling plants.
- (8) Breweries manufacturing.
- (9) Cabinet shops.
- (10) Canvas goods manufacturing.
- (11) Clothing/textile manufacturing.
- (12) Communication equipment manufacturing.
- (13) Component parts for aircraft manufacturing.
- (14) Cosmetics, drugs and pharmaceutical products manufacturing.
- (15) Data storage.
- (16) Drafting, optical and musical instruments manufacturing.
- (17) Electric devices/components manufacturing.
- (18) Electrical equipment manufacturing and repair.
- (19) Electronic equipment/components manufacturing.
- (20) Environmental services and consulting.
- (21) Farm machinery manufacturing and repair.
- (22) Firearms manufacturing.
- (23) Food manufacturing.
- (24) Food processing manufacturing (but not slaughtering of poultry or animals).
- (25) Furniture manufacturing and repair.
- (26) Leather product manufacturing.
- (27) Machines and parts manufacturing.
- (28) Mechanical devices manufacturing.
- (29) Medical and dental equipment manufacturing.
- (30) Meter manufacturing.
- (31) Photographic and metering equipment manufacturing.
- (32) Plastic products manufacturing.
- (33) Publishing and printing.
- (34) Printing, finishing, and textiles and fibers manufacturing.
- (35) Product testing.
- ~~(36) Professional services.~~
- (37) Pumps-manufacturing.
- (38) Rubber product manufacturing.
- (39) Sheet metal shops.
- (40) Springs manufacturing.
- (41) Stone and clay product manufacturing.
- (42) Telecommunications manufacturing.
- (43) Tools, dies, machinery and hardware products manufacturing.
- (44) Tobacco products manufacturing.
- ~~(45) Warehouses. (Due to lack of tax base for warehousing recommend allow as accessory use.)~~
- (46) Wholesale distribution facilities.
- (47) Wire products manufacturing.

(48) Woodworking shops.

b. Uses permitted with conditions (See Article F):

(1) Essential Services Class 1 and 2.

~~(2) Parks.~~

~~(3) Utility scale solar energy systems.~~

(4) Existing as of March 1, 2021 Parking lot as principal use

c. Uses permitted with a conditional use permit:

~~(1) Agricultural industry.~~

~~(2) Airports.~~

(3) Deviations from the architectural standards set forth in 9-3-77. Any deviations must have a proven need, that the building would not be able to serve its purpose adhering to the architectural standards.

(4) Essential Services Class 3.

(5) Planned Unit Development - Business.

(6) Wireless telecommunications facilities.

d. Permitted building and lot types:

(1) Industrial.

e. Permitted accessory structures and uses:

(1) Outdoor storage limited to 25% of square footage of principal manufacturing building(s).

(2) Warehouses as accessory to manufacturing.

(3) Accessory uses permitted in all districts, Sec. 9-3-36, limited to 25% of square footage of principal manufacturing building(s).

f. General requirements:

(1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

(2) New buildings, which exceed the scale and volume of existing buildings, may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. Building massing illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.

(3) On new streets, allowable building and lot types will establish the development pattern.

(4) Where screening is required by Article F for activities involving any sale, use, repair, storage, or cleaning operation, the specified standard of Article K shall apply.

(5) The arrangement of multiple buildings on a single lot shall establish facades generally parallel to the frontage property lines along existing streets and proposed interior streets.

(6) Every building lot shall have frontage upon a public street or square.

g. Off-street parking and loading requirements. Off-street parking and loading requirements shall be provided for all uses as required by Article H of this chapter.

h. Sign requirements. See Article I of this chapter.

i. Dimensional requirements. See Article E (Lot and Building Types) and M (Watershed) of this chapter.

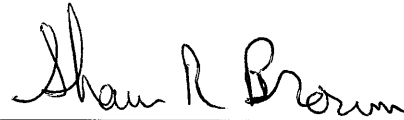
(Ord. of 12-7-04, No. 37-02; Ord. of 3/18/10, No. 07-10; Ord. of 9/4/12, No. 03-12; Ord. of 10-3-16, No. 07-16; Ord. of 6-5-17, No. 8-17)

Section 2. Consistency Statement.

City Council finds that the amendments as set forth in this Ordinance to Title 9, Chapter 3 Zoning, Article D, Sec. 9-3-56 Light Manufacturing District (M-1) are reasonable and in the public interest because they promote quality design leading to highest and best use of land to support the community tax base and therefore the general welfare; and are consistent with the Land Development Plan's Future Land Use goals of Goal 1 – Encourage high-quality, progressive, and efficient development and Goal 3 - Promote quality design and stewardship of new and existing development.

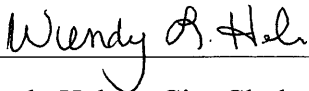
Section 3. This ordinance shall be effective upon passage.

Adopted this the 1st day of March 2021.



Shawn Brown, Mayor

ATTEST:



Wendy Helms, City Clerk

