

PENDING AMENDMENT
P09-24

Flex Office and M1(P) Zoning District
Spring Lake Zoning Code

§ 156.008 Definitions

**§ 156.020 Statement of District Intent; Purpose and Zone Characteristics,
sub-section (I) M-1 Light Industrial District**

**§ 156.035 District Use Regulations, Table of Permitted and Special Uses as
currently listed for the M-1 Light Industrial District**

CASE HEADING:

P09-24. REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE CODE OF ORDINANCES, CHAPTER 156, ZONING CODE, AMENDING § 156.008, DEFINITIONS, INSERTING IN ALPHABETICAL ORDER THE TERM: FLEX OFFICE, ALONG WITH THE ASSOCIATED DEFINITION; AMENDING § 156.020, STATEMENT OF DISTRICT INTENT, PURPOSE AND ZONE CHARACTERISTICS, SUB-SECTION (I) M-1 LIGHT INDUSTRIAL DISTRICT; AND AMENDING § 156.035, DISTRICT USE REGULATIONS, TABLE OF PERMITTED AND SPECIAL USES, SPECIFICALLY THOSE USES ALLOWED IN THE M-1 LIGHT INDUSTRIAL DISTRICT; AMENDING THE ZONING IDENTIFIER "M-1" THROUGHOUT CHAPTER 156 TO READ AS "M1(P)"; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

PURPOSE:

This amendment is being proposed to modernize those uses allowed in the current M-1 light industrial zoning district and to require at a minimum site plan approval of those uses proposed for the M1(P) planned light industrial zoning district.

CURRENT MEETING INFORMATION:

Joint Planning Board hearing on May 19, 2009, at 6:55 pm, in the 2nd Floor Hearing Room of the Historic Courthouse, at 130 Gillespie Street, Fayetteville.

ADDITIONAL INFORMATION:

A complete copy of the proposed amendment is attached.

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Town of Spring Lake Proposed Zoning Code Amendment

P09-24. REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE CODE OF ORDINANCES, CHAPTER 156, ZONING CODE, AMENDING § 156.008, DEFINITIONS, INSERTING IN ALPHABETICAL ORDER THE TERM: FLEX OFFICE, ALONG WITH THE ASSOCIATED DEFINITION; AMENDING § 156.020, STATEMENT OF DISTRICT INTENT, PURPOSE AND ZONE CHARACTERISTICS, SUB-SECTION (I) M-1 LIGHT INDUSTRIAL DISTRICT; AND AMENDING § 156.035, DISTRICT USE REGULATIONS, TABLE OF PERMITTED AND SPECIAL USES, SPECIFICALLY THOSE USES ALLOWED IN THE M-1 LIGHT INDUSTRIAL DISTRICT; AMENDING THE ZONING IDENTIFIER “M-1” THROUGHOUT CHAPTER 156 TO READ AS “M1(P)”; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

AMEND § 156.008 Definitions by adding the term “flex office” and the following definition in alphabetical order:

FLEX OFFICE. A type of development designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses.

AMEND § 156.020 Statement of District Intent; Purpose and Zone Characteristics, sub-section (I) M-1 Light Industrial District as indicated:

(I) M-1(P) Planned Light Industrial District. This district is designed for a wide variety of light industrial operations involving manufacturing, processing, and fabrication of material; operations involving wholesaling and bulk storage; ~~other non-retail uses~~ accommodating a limited range of administrative offices, institutional and commercial services; a variety of research and development uses; and certain public assembly and recreational uses with all operations conducted entirely within a structure. The general intent of the district is to prohibit residential, ~~retail~~ and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. Access and compatibility with the surrounding uses are the most important location criteria for the light industrial districts. In addition, by allowing a wide range of permitted uses, this district is intended to accommodate the development of “flex space” arrangements, where at the time of initial site

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plan approval by the Board of Aldermen, the developer can establish different combinations of allowable uses on a site over time. For assurance of conformance to the standards established by this ordinance this district should only be considered for tracts of land five acres or greater in size and staff level site plan approval is required for any change in use.

AMEND § 156.035 District Use Regulations, Table of Permitted and Special Uses as currently listed for the M-1 Light Industrial District as indicated below:

Permitted Uses

~~Bakery production and wholesale sales~~
~~Book binding~~
~~Books and printed matter, distribution~~
~~Bottling~~
~~Builders' supply (with outside storage)~~
~~Bus repair and storage terminal activities~~
~~Cabinet making~~
~~Candy or confectionery making, on premises and incidental retail only~~
~~Carpet and rug cleaning~~
~~Dairy products sales and processing~~
~~Dry cleaning, commercial~~
~~Employee's service (not designed for or available to public customers)~~
~~Exterminating service~~
~~Farm machinery sales and servicing~~
~~Farm supplies merchandise (excluding farm machinery)~~
Fire station operations
Fitness centers
Flex office
~~Food freezer operations~~
~~Fur sales, including cold storage~~
~~Greenhouse operations, commercial~~
~~Ice manufacturing~~
Industry, pilot operation
~~Janitorial service~~
Laboratory operations, medical or dental
Laboratory, research
~~Laundrying, commercial~~
Locksmith, gunsmith
Military contractor activities without outside storage of supplies or equipment
Military/defense contractor activities
~~Monument sales~~
~~Newspaper publishing~~

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~~Nursery operation (plants) retail and production~~
~~Plant husbandry, including sale of produce raised on premises~~
Printing and reproduction
Public and community utility stations or substations
Public utility works, or shops ~~or storage yards~~
~~Recreation or amusement enterprise conducted outside a building and for profit, and~~
~~not otherwise listed herein~~
School, business and commercial
School, trade, ~~or~~ vocational or military training (including overnight stay
accommodations)
Telephone exchange operations
Temporary construction building (including mobile structures, see § 156.036)
~~Upholstering or furniture refinishing~~
Vehicle (~~commercial~~, government) repair or storage

Special Uses

~~Bottling~~
~~Mobile home (Individual) for exhibition~~