



**CITY OF WOODSTOCK**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING, DESIGN & SUSTAINABILITY  
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To: Members of the Planning Commission  
From: Brian Stockton, City Planner  
Date: 12.6.12  
RE: LDO Chapter 7 – Use Revision

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Due to some issues that have been raised regarding the definition of Manufacturing Facility-Limited in regards to enforcement of a zoning issue based on exact usage of materials, in this case water, staff proposes the following suggested change to code section 7.506 (10). The proposed definition more closely explains the types of products that should be considered as acceptable in these zones instead of regulating them based on how much of something they use during the process. This change will affect properties where manufacturing is allowed within the Light Industrial zoned areas of North Rope Mill Road and properties in DT-GC which allow Manufacturing Facility-Limited.

***Current Code:***

7.506 (10) Manufacturing Facility—Limited—shall be limited to establishments which do not use more than forty thousand (40,000) gallons of water per month in the manufacturing process, emit noise in excess of the City's noise restrictions for commercial users, odor, dust, vibrations or fumes beyond the building enclosure.

***Strike above definition and replace with the Proposed:***

7.506 (10) Manufacturing Facility-Limited-shall be limited to establishments that are less capital intensive and more consumer-oriented than business-oriented (i.e., most products are produced for end users rather than as intermediates for use in other manufacturing). Limited Manufacturing facilities typically have less environmental impact; the manufacturing process is performed completely within a building and is typically associated with the production of small consumer goods.