

GENERAL ORDINANCE NO. 6-12

AN ORDINANCE
 AMENDING SECTION 13-700, TABLE 7-1;
 SECTION 13-800, TABLE 8-1;
 AND SECTION 13-1600,
 GREEN BAY MUNICIPAL CODE,
 REGARDING LIMITED PROCESSING
 AND PRODUCTION LAND USES

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 13-700, Table 7-1, Green Bay Municipal Code is amended by adding the following use under Commercial:

Table 7-1. Principal Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev.Stds.
<i>Commercial</i>				
<i>Production, Processing, and Storage Uses</i>				
Limited production and processing	-	-	C	X

SECTION 2. Section 13-800, Table 8-1, Green Bay Municipal Code, is amended by adding the following use under Commercial:

Table 8-1. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev.Stds.
<i>Commercial Uses</i>				
<i>Production, Processing, and Storage Uses</i>				
Limited production and processing	C	C	C	X

SECTION 3. Section 13-1607, Green Bay Municipal Code, is amended as follows:

13-1607. Production, processing, and storage uses.

(b) Limited production and processing in commercial **and downtown** districts: Limited production and processing ~~shall be allowed~~ **may be approved** as a principal use **in the D1, D2, C1, C2, and C3 districts** and may include wholesale and off-premise sales. ~~provided that:~~

(1) ~~The~~ **Such uses shall be considered permitted uses** use when they does not exceed 1,200 square feet of gross floor area **and include a retail or office component equal to at least 15 percent of the floor area of the use.**

- (2) ~~The use includes a retail or office component equal to at least 15 percent of the floor area of the use.~~ **Such uses may be approved with a conditional-use permit when they are greater than 1,200 square feet but do not exceed 10,000 square feet of gross floor area; and if found by the Plan Commission and Common Council to be consistent with the following development standards:**
- a. The intent for this use allowance is to encourage the adaptive use of existing downtown and commercial buildings and to encourage limited infill development of new structures. Such uses shall fit with their surrounding context in terms of intensity and scale of the use, functional character, and architectural character. Such uses shall have a positive image from the street frontage. While not necessarily required, preference will be given to locating such uses in existing buildings. In terms of functional character, such use in a D1 or D2 district, for example, should include display areas, a visible office presence, or some attraction or interaction with pedestrian traffic like a tour or retail outlet.**
 - b. The intent for this use allowance is to not displace viable retail, office, or other permitted commercial, residential, or mixed uses from the downtown or commercial districts. Limited production and processing uses should be approved only where more typical downtown or commercial uses are not expected to compete for the same space.**
 - c. The intent for this use allowance is for production and processing that have little to no external impacts and that are found to be compatible with the downtown or commercial environment. Such uses shall only be approved if they are found to have adequate parking and loading areas and to not have negative impacts on surrounding properties in terms of traffic, noise, odor, vibration, heat, glare, and the like. Impacts on any nearby residential uses will be considered in particular.**
 - d. Limited production and processing uses should be approved only when their location in a downtown or commercial district is necessitated or reasonably expected due to the presence of other elements of that same business in a downtown or commercial district, whether on-site or off-site, such as offices, retail sales, or consumption of finished products.**

SECTION 4. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this 6th day of March, 2012.

APPROVED:

James J. Schmitt
Mayor

ATTEST:

Kris A. Teske
Interim Clerk

First Reading - 2/22/12
Effective Date - 3/10/12