

ORDINANCE NO. _____

**SYNOPSIS: AMEND CHAPTER 12 SUBCHAPTER 100 – COLUMBIA COUNTY ZONING
ORDINANCE OF THE COLUMBIA COUNTY CODE OF ORDINANCES
SUBMITTED BY: PLANNING & ZONING COMMITTEE**

The Columbia County Board of Supervisors do ordain as follows:

That Chapter 12 – Subchapter 100 – Columbia County Zoning Ordinance of the Columbia County Code of Ordinances, is hereby amended as follows:

Chapter 12 Subchapter 100 – Columbia County Zoning Ordinance

SEC. 12.115.01 ALLOWED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

<u>Commercial and Industrial Zoning Districts</u>						
↓ LAND USES ↓	Light Commercial (C-1)	General Commercial (C-2)	Highway Interchange (C-3)	Light Industrial (I-1)	General Industrial (I-2)	Subject to Use and Building Specific Standards in Subsection 12.125
...						
Industrial Use Group						
Artisan workshop	C	C	C	P	P	
Asphalt or concrete rock crushing facility or batch or ready-mix plant					C	
Brewery				C	P	
Contractor shop	C	C	C	P	P	
Data Center				C	C	
Distribution center				C	P	
Freight or bus terminal			C	C	C	
General manufacturing					C	
Junkyard or salvage yard					C	12.125.18
Light manufacturing			C	P	P	12.125.24
Non-metallic mineral extraction use					C	12.125.25
Outdoor storage				C	P	12.140.04(C)
Personal storage facility or mini- warehouse	C	C	C	P	P	12.125.23
Water Extraction				C	C	
Wholesaling			C	C	P	
...						

20 **SEC. 12.155.06 INDUSTRIAL USE GROUP.**

21 ...
22 (5) **Data center.** A facility used primarily for the storage, management, processing, and transmission
23 of digital data, which houses computer or network equipment, systems, servers, appliances, and
24 other associated components related to digital data storage and operations.

25 ~~(5)~~(6) **Distribution center.** Includes any land use engaged in the receipt, storage, and distribution of
26 goods, products, cargo, and materials, including transshipment by rail, air, or motor vehicle.

27 ~~(6)~~(7) **Freight or bus terminal.** Includes land and buildings representing either end of one or more
28 truck carrier line(s) that may have some or all of the following facilities: yards, docks,
29 management offices, storage sheds, buildings, outdoor storage areas, freight stations, and truck
30 maintenance and repair facilities. Such uses typically serve the trucking needs of several
31 businesses on a contract basis.

32 ~~(7)~~(8) **General manufacturing.** Includes any land use engaged in the manufacture of finished
33 products or parts that does not meet the description of the “light manufacturing” category.
34 More specifically, general manufacturing land uses may include activities wholly or partially
35 located outside of an enclosed building and may have the potential to create certain nuisances
36 which are detectable at the lot line. Examples of general industrial land uses include animal or
37 poultry slaughtering or processing facilities; lumber milling; meat product producers;
38 distillation of bone; fat rendering; garbage, rubbish, offal, or dead animal reduction or
39 dumping; canneries; alcoholic beverage producers; paper, pulp or paperboard producers;
40 chemical and allied product producers including poison or fertilizer producers; gelatin, glue, or
41 size manufacturers; drug producers; petroleum, ethanol, and coal product producers; tanneries;
42 stone, clay, or glass product producers; primary metal producers; charcoal distillation;
43 ammunition or explosives manufacture; heavy machinery producers; electrical distribution
44 equipment producers; electrical industrial apparatus producers; transportation vehicle
45 producers; commercial sanitary sewage treatment plants; power production facilities; and
46 railroad switching yards.

47 ~~(8)~~(9) **Junkyard or salvage yard.** Includes all buildings or parcels of land, or portions thereof, where
48 the principal use is or includes the above-ground storage, collection, salvage, recycling, buying,
49 or sales of “junk,” as defined in [Section 12.160.02](#); or two or more inoperable motor vehicles
50 not kept in a completely enclosed building. Also includes the accumulating or wrecking of
51 automobiles, trucks, tractors, snowmobiles, boats, trailers, recreational vehicles, or other motor
52 vehicles or parts thereof and all such junk at all times must be stored in an enclosed
53 environment within the lot boundaries of the premises, thereby securing it from public view.

54 ~~(9)~~(10) **Light manufacturing.** Includes any land use engaged in the manufacture of finished products
55 or parts, predominantly from previously prepared materials, including the processing,
56 fabrication, assembly, treatment, packaging, individual storage, and distribution of such
57 products, but excluding basic industrial processing predominantly and directly from extracted,
58 forested, or other raw materials. Light manufacturing uses include, but are not limited to, the
59 production or processing of apparel and other finished products made from fabrics; computers
60 and accessories, including circuit boards and software; electronic components, assemblies, and
61 accessories, film, video, and audio; blueprints; food and beverage products, except no live
62 slaughter, grain milling, or processing of cereal, vegetable, oil, or vinegar; jewelry, watches,
63 and clocks; milk, ice cream, and confections; musical instruments; novelty items, pens, pencils,
64 and buttons; precision dental, medical, and optical goods; signs, including electric and neon
65 signs, and advertising displays; toys; wood crafting and carving; wood furniture and
66 upholstery. This category also includes establishments that conduct research, development, or
67 the controlled production of high technology, electronic, industrial, or scientific products or

commodities for sale, or establishments conducting educational or medical research or testing. Such uses may include limited accommodations for researchers or research subjects. Retail outlets associated with this principal use shall be considered an accessory use and shall be subject to the requirements applicable to the “indoor sales accessory to industrial use” category.

~~(10)~~**(11) Non-metallic mineral extraction use.** Includes land uses involving the systematic removal of soil, clay, sand, gravel, rock, non-metallic minerals or other related material. May include on-site processing of extraction material if part of the application and conditional use permit approval. Any “asphalt or concrete rock crushing facility or batch or ready-mix plant” associated with such a facility shall be allowed as separately listed under this chapter.

~~(11)~~**(12) Outdoor storage.** The keeping, in an unenclosed area, of any goods, junk, material, or merchandise or vehicles in the same place for more than 24 hours as a principal (rather than accessory) use of a property. Examples of this land use include equipment yards, coal yards, tank farms, construction materials yards, and shipping materials yards. Retail outlets associated with this principal use shall be considered an accessory use, and shall be subject to the requirements applicable to the “indoor sales accessory to industrial use” category.

~~(12)~~**(13) Personal storage facility or mini-warehouse.** Includes uses oriented to the indoor storage of personal or small business-related items entirely within partitioned buildings having an individual access to each partitioned area or indoor storage in a non-partitioned building. Such storage areas may be available on either a condominium or rental basis. Also known as “mini-warehouses.” Does not include storage within agricultural accessory buildings on farms.

~~(13)~~**(14) Water Extraction.** Includes activities such as pumping, storing, packaging, transporting and distribution of surface or groundwater for consumption outside or beyond the recharge area of the extraction point.

~~(14)~~**(15) Wholesaling.** Includes any land use primarily engaged in selling merchandise to retailers or industrial, commercial, institutional, or professional businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of these land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities.

All remaining provisions of the Columbia County Code of Ordinances are unaffected by this amendment and remain in full force and effect.

Fiscal Note: None.

Fiscal Impact: None.

Darren Schroeder, Chair
COLUMBIA COUNTY BOARD OF SUPERVISORS

Susan M. Moll
COLUMBIA COUNTY CLERK

DATE PASSED:

DATE PUBLISHED: