

UDC Section and Title (if applicable):
29-1.11(a) Definitions - General 29-3.2 Permitted Use Table 29-3.3 Use Specific Standards
Purpose of Text Amendment
<p>This amendment provides use-specific standards related to the intensity of uses permitted in different zoning districts. The intent of the Artisan Industry use is to allow less intensive cottage-type production uses; as this use is permitted in the M-N zone, standards are desired that permit an operational scale and intensity that fits the neighborhood-commercial level as this use may include manufacturing, storage/warehousing, production and shipping.</p> <p>Discussions at February work sessions also centered around focusing on the scale of operation over the tools involved in production. Information has been provided by the Business Loop CID, which is promoting “maker” businesses.</p>
Current Text:
29-1.11(a) Definitions - General <p>Artisan industry. Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation. Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. Accessory uses include retail teaching of these skills to others in the course of fabrication, preparation, or production, and outdoor seating areas.</p>
Proposed Text Amendment:
29-1.11(a) Definitions - General <p>Artisan Industry, Class 1. Small-scale preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation, for wholesale, on-site, or online retail. Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, micro-distilleries, micro-breweries (manufacturing 10,000 barrels per year or less) as regulated by the State of Missouri and other small-scale food and beverage producers; textiles, jewelry, and other artisan consumer goods; small batch hardware and prototyping. Spaces and tools may be shared amongst users. Accessory uses include</p>

retail, teaching of these skills to others in the course of preparation or production, ~~and~~ outdoor seating areas, **and incidental interior seating areas.**

Artisan Industry, Class 2. Small-scale fabrication or production of goods by an artist, artisan, or craftsperson on the premises, ~~by hand or with minimal automation,~~ for wholesale, on-site, or online retail. The intent is to accomodate more intensive activities than those in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworks, and firing of pottery or sculpture in kilns; small batch hardware and prototyping. Spaces and tools may be shared among users. Accessory uses include retail, teaching of these skills to others in the course of fabrication or production, ~~and~~ outdoor seating areas, and incidental interior seating areas.

29-3.2 Permitted Use Table

District	Residential				Mixed-Use					Special Purpose				Use Specific Standard
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Artisan Industry, Class 1						P	P	P	P	P				(ss)
Artisan Industry Class 2						C	P	P	P	P				(tt)

29-3.3 Use Specific Standards

(ss) Primary use of land and buildings: Artisan Industry, Class 1

1. In the M-N district, an Artisan Industry:
 - a. May not exceed a gross floor area of five thousand (5,000) square feet. A single structure may contain more than this amount of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein.
 - b. Shall
2. In the M-C, M-DT, and M-BP districts, this use may not exceed a gross floor area of fifteen thousand (10,000) square feet, except upon issuance of a conditional use permit. A single structure may contain more than this amount of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein.
- ~~3. Screening shall conform to the provisions of 29-4.4(e).~~
4. This use shall be considered a commercial use for the purposes of screening per Table 4.4-4

5. Loading docks and delivery areas shall conform to the provisions of 29-4.6(c)(6).
6. No outside storage shall be allowed.
7. ~~In the M-N, M-C, M-DT, and M-BP districts this use may not involve the use of hazardous materials.~~

(ss) Primary use of land and buildings: Artisan Industry, Class 2

1. In the M-N district shall require issuance of a conditional use permit.
2. In the M-C, M-DT, and M-BP districts this use may not exceed a gross floor area of fifteen thousand (10,000) square feet, except upon issuance of a conditional use permit. A single structure may contain more than this amount of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein.
3. ~~Screening shall conform to the provisions of 29-4.4(e).~~
4. This use shall be considered a commercial use for the purposes of screening per Table 4.4-4
5. Loading docks and delivery areas shall conform to the provisions of 29-4.6(c)(6).
6. No outside storage shall be allowed.
7. ~~In the M-N, M-C, M-DT, and M-BP districts this use may not involve the use of hazardous materials.~~