How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Indianapolis, Nashville and Somerville

Land Use Policy & Real Estate Development Community of Practice
Urban Manufacturing Alliance

Leah Archibald and Ilana Preuss, Co-Chairs
December 8th, 2016
How to Retain Maker and Manufacturing Industries with Creative Zoning Tools

Session Agenda

• Welcome and Introductions
  – Poll – Does your city protect manufacturing through zoning? Or are they planning to? – 5 min

• What is the Land Use Policy & Real Estate Development CoP?
  – Leah Archibald, CoP Co-Chair – 5 min

• Introduction to Today’s Webinar and Speakers
  – Ilana Preuss, CoP Co-Chair – 5 min

• Indianapolis Case Study
  – Tammara Tracy, Principal Planner for the City of Indianapolis – 10 min

• Nashville Case Study
  – Brian Phelps, Senior Associate for Hawkins Partners – 10 min

• Somerville Case Study
  – George Proakis, Planning Director for the City of Somerville – 10 min

• Facilitated Question and Answer Session
  – Leah, Ilana, Tammara, Brian, and George – 15 min

• Audience Question and Answer Session
  – Please type your questions into the Questions box in your Control Panel - 15 min
What is a CoP: *A mechanism for our members to easily access each other’s expertise and drive the creation of resources.*

UMA’s Four CoP’s include:

- Equity
- Land Use Policy and Real Estate Development
- Workforce Development
- Local Branding
Zoning & Urban Manufacturing

Tammara Tracy, Principle Planner
Division of Planning, Department of Metropolitan Development
Tammara.Tracy@indy.gov
Indy.gov/ReviseCode
Zoning: One tool

• Zoning: classification of land into districts. Each district has rules regarding:
  ▪ how the land can be used and
  ▪ how it is developed

• Local ability to guide or shape how a community develops.

• Maintenance required.

Not a silver bullet but it can help (not deter)
Indianapolis embraced Urban Manufacturing

- Jobs
- Crime: reduce need & opportunity
- Vacant building surplus
- High rate of Vehicle Miles Traveled
- Maximize use of Existing Infrastructure
- Stabilize or increase Property Values

Part of the holistic effort to be more livable and sustainable
Define it:
Artisan Manufacturing

Application, teaching, making, or fabrication of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers.

This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts. This definition shall not include Artisan Food and Beverage preparation or sales.
Define it: Artisan Food & Beverage

Small-scale production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers.

This definition includes uses such as small-batch bakeries, micro-breweries (manufacturing 15,000 barrels per year or less) as regulated by the State of Indiana, artisan distilleries (manufacturing 10,000 barrels per year or less) as regulated by the State of Indiana, small-batch candy shops, and local cheese makers. This use may or may not have outdoor seating or patio as an accessory use depending on the zoning district in which it is located.
**Use Table**

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D = Dwelling (residential)
C = Commercial
MU = Mixed Use
I = Industrial
CBD = Central Business District
“Obsolete” buildings

“Greenest” building is the one that is already there
“Obsolete” buildings

Efficient use of existing infrastructure
“Obsolete” buildings

Increase property values / tax revenues
“Obsolete” buildings

AFTER

Affordable space for start-ups / job creation
“Obsolete” buildings

Uniqueness, Sense of place
Permitted where Vacant
“The V-option”

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✓ “V” in a cell of the Use Table
✓ takes place in an existing building has been vacant for a period of 5 consecutive years
✓ facilitate reuse fairly quickly and simply
THANK YOU!
City of Nashville

525 SQUARE MILES

680k POPULATION

80k EMPLOYED IN MANUFACTURING ACROSS REGION

How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
WHERE ARE MANUFACTURING USES PERMITTED IN NASHVILLE?

**Industrial Zoning Districts**
- IG  Industrial General
- IR  Industrial Restrictive
- IWD  Industrial Warehousing / Distribution
- Specific Plan Industrial Zoning Districts

**Zoning Districts that Permit Some Industrial Uses**
- Downtown Code Use Districts
  - Central
  - North
  - South
  - West
- Other Zoning Districts that Permit Some Industrial Uses

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SPECIFIC PLAN DISTRICT

A "Specific Plan District," generally known as “SP” zoning, refers to a new type of base zoning district, not an overlay, which is not subject to traditional zoning districts’ development standards. Under SP zoning, design standards established for that specific development are written into the zone change ordinance.

ARTISAN MANUFACTURING ZONING

Manufacturing, Artisan mean the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.
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### Wedgewood-Houston Specific Plan (SP)

**Legend**

- **P**: Permitted by right
- **PC**: Permitted subject to specific conditions
- **A**: Permitted as accessory to a principal use

#### Residential Uses:
- Single-Family
- Two-Family
- Multi-Family
- Boarding House
- Consignment Sale
- Domesticated kennels
- Garage sale
- Home occupation
- Live/Work (See Note 2)

#### Commercial Uses:
- Animal Boarding Facility
- ATM
- Automobile service
- Bar or nightclub
- Bed and breakfast inn
- Business service
- Community gardening (commercial)
- Community gardening (noncommercial)
- Custom assembly
- Funeral home
- Furniture store
- Home improvement sales
- Hotel/motel
- Inventory stock
- Liquor sales
- Mobile storage unit
- Mobile vendor
- Nano brewery
- Personal care services
- Restaurant, fast-food (See Note 3)
- Restaurant, full-service
- Restaurant, take-out
- Retail
- Self-service storage

#### Office Uses:
- Financial institution
- General office
- Leasing/sales office

#### Medical Uses:
- Assisted-care living
- Hospice
- Hospital
- Medical appliance sales
- Medical office
- Medical or scientific lab
- Nursing home
- Outpatient clinic
- Rehabilitation services
- Residence for handicapped, more than eight individuals

#### Institutional Uses:
- Cultural center
- Day care center (up to 75)
- Day care: Parent’s day out
- School day care
- Monastery or convent
- Religious institution

#### Utility Uses:
- None included as Permitted Uses with the following exception:
  - Wind energy facility (small)

#### Waste Management Uses:
- None included as Permitted Uses

#### Industrial Uses:
- Artisan distillery
- Building contractor supply
- Distributive business/ wholesale
- Manufacturing, medium (See Note 1)
- Manufacturing, light
- Microbrewery
- Research service
- Tasting room
- Warehouse
How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
Wedgewood-Houston Specific Plan (SP)

How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
### Artisan Manufacturing Zoning Timeline

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<td>2014</td>
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<td>2015</td>
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### Artisan Ordinance

**Ordinance No. 9051.1318**

An ordinance to amend certain portions of Ord. No. 17 of the Metropolitan Government of Nashville and Davidson County, (Partially, Ord. No. 9051.1318).

**NASHVILLE ARTS MANUFACTURING ZONING:**

HAWKINS PARTNERS, INC.

2013

2014

2015

Artisan Ordinance

Passes

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How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
Purpose

Facilitate incorporation of artisan manufacturing uses within existing industrial zones

Retain existing artisan manufacturers within the City

Accelerate the growth of artisan manufacturing in the city

Allow artisan manufacturing within mix-use districts
Artisan Manufacturing Zoning

DEFINITION

Manufacturing, Artisan mean the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.
Artisan Manufacturing Zoning

ZONING DETAILS

PARKING REQUIREMENTS: 1 per 1,500sf of Artisan Manufacturing space

RETAIL: Limited to 2,500sf (unless it is an accessory to artisan manufacturing and product is created or assembled on site).

RESIDENTIAL USES: Limited to two as an accessory to artisan manufacturing (live-work) Supported by the community plans No hazardous waste within unsafe distance

ARTS Maximum of 20,000sf of theater, community amusement, and rehearsal hall Supported by the community plans No hazardous waste within unsafe distance

How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
Alloy Nashville (Artisan Manufacturing)

How to Retain Maker and Manufacturing Industries with Creative Zoning Tools:
Lessons from Nashville

HAWKINS PARTNERS, INC.
How to Retain Maker and Manufacturing Industries with Creative Zoning Tools: Lessons from Nashville
How to Retain Maker and Manufacturing Industries with Creative Zoning Tools:
Lessons from Nashville

Alloy Nashville (Artisan Manufacturing)
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HAWKINS PARTNERS, INC.
How’d We Get Here?

this is somerville

City of Somerville
Zoning Overhaul

Mayor Joseph A Curtatone
Office of Strategic Planning & Community Development
The SomerVision Map

- Areas to **Conserve**
- Areas to **Enhance**
- Areas to **Transform**

Key:
- Green: Conserve
- Blue: Enhance
- Orange: Transform
Somerville’s Fabrication Zoning

- Art Gallery: Display and sales of artwork
- Artisan Enterprise: Production of hand-fabricated / custom goods
- Culinary Incubator: shared commercial kitchen
- Design and Fabrication Center: Tools for small manufacturing
- Fabrication Laboratory: DIY workshops
Somerville’s Fabrication Zoning

- Work/Live creative studio: Living in an art studio
- Limited warehouse uses
- Limited light industry uses
- Education uses
Art Gallery
Display and Sale of Artwork
Artisan Enterprise
Production of Hand-Made Goods
Culinary Incubator
Shared Commercial Kitchen
Design and Fabrication Center
Shared tools for small manufacturing
Design and Fabrication Center
Shared tools for small manufacturing
Work/Live
Artists can live in their studios
Additional Zoning Strategies

• In major development projects:
  • 5% of floor area for arts and creative industries

• In commercial districts:
  • Arts and Fabrication uses permitted

• In residential neighborhoods
  • Use garages and carriage houses for creative studio uses
Creative Studio
Cultural; Copyright; Content; Patent
City of Somerville
Zoning Overhaul
Question & Answer Session

To ask a question **type your question** under the “Question” section on your control panel and **we will read your question to the group**. Please include your organization with your question.
What’s Next?

The Land Use Policy & Real Estate Development CoP will continue to tell the stories of creative land use tools to support small-batch production in cities. Email us with ideas and case studies at info@urbanmfg.org.

And don’t miss any future UMA Programming by becoming a member today. It’s free and connects you to our events and network: www.urbanmfg.org/get-involved