

ORDINANCE NO. O-7-15

AN ORDINANCE TO AMEND CHAPTER 24 (CITY ZONING ORDINANCE), OF THE CITY CODE, ARTICLE I, ENTITLED, "IN GENERAL," § 24-1, ENTITLED, "DEFINITIONS," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 19, ENTITLED, "MXD ZONE, MIXED USE DEVELOPMENT," §§ 24-160D.3(b) AND (d), ENTITLED, "USES PERMITTED," , SO AS TO DEFINE INTEGRATED LIGHT MANUFACTURING USES IN THE MXD ZONE

Text Amendment CTAM-7034-2015

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance) Article I, § 24-1, Article III, Division 19, § 24-160D.3 is amended to read as follows:

ARTICLE I. IN GENERAL

Sec. 24-1. Definitions.

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Integrated light manufacturing. The manufacturing, compounding, assembly, and/or processing of articles in a building, unit or floor thereof where the operations, emission, and by-products, such as external excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and/or other adverse effects or nuisances are neither created nor present outside the enclosed building, unit or floor thereof. Integrated Light Manufacturing uses must be low impact and compatible with residential uses. ~~Integrated Light Manufacturing should be located within a business park/campus, retail commercial center or transit oriented development with additional residential, retail, office, or research & development uses, but these uses should be compatible with and may be included in predominately residential developments, should the zoning allow.~~ Uses defined as Integrated Light Manufacturing include, but are not limited to:

- Chocolatier / Specialty Gourmet
- Craft Brewery / Small Batch Distillery
- Pottery / Artisanal
- Electronics
- Precision Instruments
- Additive Manufacturing (3D printing)
- Medical Supplies and Devices
- Molecular Engineering / Nanotechnology

Boldface

Underlining

~~Single strikethrough~~

Double underlining

~~Double boldface strikethrough~~

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill.

Added by Amendment.

Deleted from existing law or the bill by amendment.

Existing law unaffected by bill.

- Mechanical Equipment and Micro-manufacturing
- Cyber Security Technologies

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ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES

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DIVISION 19. MXD ZONE, MIXED USE DEVELOPMENT

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Sec. 24-160D.3. Uses permitted.

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(b) *Commercial/employment/industrial:* All uses allowed by right in any of the following zone: R-B, C-B, C-1, C-2, C-3, E-1, E-2 and I-3 Zones are permitted uses. The following uses are specifically prohibited:

adult-oriented business.

Automobile paint and body repair shops.

Body piercing establishments

Drive-in theaters.

Fortune telling business.

Hotel, extended stay.

Manufacture, compounding, and processing of goods or articles, with the exception of Integrated Light Manufacturing uses.

(d) *Special exception uses.* The following uses shall be special exception uses in the MXD zone subject to approval by the city board of appeals notwithstanding the fact that such use may be allowed as a permitted use in any other zones referred to in the above subsections (a) and (b):

Amusement center, whether operated separately or in conjunction with any other permitted or special exception use¹.

~~Assembling from prepared materials of electronic devices and electrical appliances.~~

Boarding homes.

Care homes.

Cemeteries.

Child or elderly care facilities in dwelling units other than single-family detached or duplexes accommodating not more than eight (8) individuals.

Child or elderly care facilities for accommodating more than eight (8) individuals.

Clinics.

Commercial parks and other outdoor places of amusements, including miniature golf courses, driving ranges, carnivals and fairs.

Funeral parlors and undertaking establishments.

Group residential facilities operated by nonprofit or public entities.

Hospitals.

Nursing and care homes.

Private clubs.

Public utilities uses, such as electric substations and offices, excluding the storage of material and trucks and repair facilities.

Radio and television broadcasting stations, towers and accessory structures.

Telecommunications facilities, subject to the requirements of section 24-167A(D)(2).

Towers, poles, antennas, buildings or other structures intended for use in connection with the operation of a commercial radio or television broadcasting station.

ADOPTED by the City Council this 8th day of September, 2015.



JUD ASHMAN, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg this 8th day of September, 2015. APPROVED by the Mayor of the City of Gaithersburg this 8th day of September, 2015.



JUD ASHMAN, MAYOR

THIS IS TO CERTIFY, that the foregoing Ordinance was adopted by the City Council of the City of Gaithersburg, in public meeting assembled on the 8th day of September, 2015; and that the same was APPROVED by the Mayor of the City of Gaithersburg on the 8th day of September, 2015. This Ordinance will become effective on the 28th day of September, 2015.



Tony Tomasello, City Manager