

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Amendment to the original zoning interpretation for "paint booths", dated November 11 2004, to further clarify "paint booths" as an allowed use in the C-4 and I-1 zoning districts.

Zoning Ordinance Section Number:

Sec. 5.1600 and 5.1800

Title of Section:

C-4 (General Commercial District) and I-1 (Industrial Park District)

Cause for Interpretation:

The original interpretation does not address the use of "paint booths" in the C-4 zoning district, which allows light and heavy industrial uses similar to the I-1 zoning district.

Interpretation:

"Paint booths" are not clearly identified as an allowed use under C-4 or I-1 zoning, though the use is conducive to a variety of industrial uses. For example, Section 5.1803, subsection 4 (Manufacturing & Processing) of the I-1 district lists several uses that are allowed by right, such as "electronic assembly", "electronic component manufacturing", or "musical instruments manufacturing", where an indoor paint booth is a fairly common component of the use. The design and production of paint booths has advanced significantly since the ordinance was originally written. Issues such as noise, exhaust, and fumes have been essentially eliminated by today's technology and are further regulated by Fire & Environmental codes. By way of this interpretation, paint booths will be allowed as an analogous use to light manufacturing uses such as those listed above in both the C-4 and I-1 zoning districts, and will not require a Conditional Use Permit. The following conditions must be met prior to installation of any paint booth: a) all paint booths must be internal; outside booths are strictly prohibited, b) all components must be UL (Underwriters Laboratory) certified, and c) architectural plans, sealed by a licensed professional, must be submitted for City review to assure compliance with applicable building & fire codes. Uses such as "furniture manufacturing" or "ceramics manufacturing", as identified in the I-1 district, will still require a Use Permit, as required by ordinance, until such time as the ordinance is updated or amended.

Interpretation By

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Planner

Date

February
7, 2008

Approved By

Frank Gray
Zoning Administrator