

**Air Quality Sub-Committee
Meeting – Summary of Non-
Operational Regulations for
Metal Related Businesses
April 27, 2017**



Background

- Proposals this evening deal with non-operational measures
 - ▣ Things such as setbacks, buffer landscaping, and business signs that do not affect the operations of a business

Background

- Proposals apply to properties in the M-1 and M-2 zones
- Proposals apply to new building construction and additions to existing buildings
- Provisions apply to businesses seeking a conditional use permit

Regulations – Setbacks

- Setbacks with landscaping provide a buffer to surrounding properties from noise, dust, and pollution
- Side yard:
 - Lots shall be provided with a side yard setback of 5 feet. Such side yard setback shall be entirely landscaped
- Rear yard:
 - Lots shall be provided with a rear yard setback of 10 feet. Such rear yard setback shall be entirely landscaped

Regulations – Landscaping

- Landscaping shall consist of trees and other plant material of appropriate size and species to provide a buffer and to mitigate noise, dust, and pollution
- Landscape requirements shall be based on:
 - ▣ Proximity to residential and other sensitive uses
 - ▣ Available areas for planting
 - ▣ Amount of existing landscaping in the surrounding area
- Feasibility of additional landscaping throughout the site

Regulations –Bldg. Height and Lot Coverage

- Reduction of height limit and building coverage can limit the types of businesses that can locate at a property
- Buildings in the M-1 and M-2 zones may be erected to a maximum height of 50 feet. Pollution control equipment may be erected above this height.
- The maximum permitted floor area to be contained in all buildings in an M-1 and M-2 zone shall not exceed 2.5 times the area of the lot

Regulations – Conditional Use Permits

- All relevant permits from local, state and federal agencies shall be obtained
 - ▣ Ensures that all needed permits have been obtained
- All relevant local, state, and federal laws and regulations shall be adhered to

Regulations – Conditional Use Permits

- Metal related businesses shall periodically allow public tours of a facility
 - ▣ Allows for transparency and builds connections between a business and the public
- A Health Risk Assessment is required for projects for which an Environmental Impact Report has been prepared
 - ▣ Technical study that shows how toxic emissions are released and how they affect the public health

Regulations – Conditional Use Permits

- A public notice board, with a minimum dimension of 4 feet by 6 feet, shall be provided at metal related businesses for which a conditional use permit has been granted describing the details of the project.
 - ▣ Allows for transparency with the public
- Metal related businesses for which a conditional use permit has been granted shall obtain certification from the International Standardization Organization (ISO)
 - ▣ Ensures that certain operating conditions, many dealing with the environment, are in place and are adhered to

Regulations – Conditional Use Permits

- Public hearing notification for conditional use permits shall be to property owners and tenants within 500 feet of a property where a project is proposed
- Public hearing notifications shall provide a detailed description of the proposed project
- Both items allow for greater transparency and enhanced public knowledge

Regulations – Conditional Use Permits

- All feasible LEED (Leadership in Energy & Environmental Design) provisions shall be incorporated into new construction and major building rehabilitation in the M-1 and M-2 zones
 - ▣ Allows for environmentally friendly building measures
- All metal related businesses shall provide an exterior sign that identifies the name of the business
 - ▣ Provides transparency to the public about who is operating in the City

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