

Section 5.38 AML Advanced Manufacturing and Logistics District (amended 03/06/14 ZC14-02-018 OCS#14-3111)

5.3801 Purpose

The purpose of this district is to provide for the location of very large scale facilities for the research and development, manufacturing and transportation/logistics industries. Such facilities should be located in close proximity to major transportation routes, with the ideal location allowing for multi modal opportunities.

Permitted Uses - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Aeronautics and Aerospace Research, Development and Manufacturing
2. Automotive Research, Development and Manufacturing
3. Computer, Electrical and Electronics Research, Development and Manufacturing
4. Data Centers and Data Warehousing
5. Distribution and Warehousing Facilities
6. Durable Goods Manufacturing
7. Food Products Processing and Manufacturing
8. Furniture Manufacturing
9. Garment Manufacturing
10. Glass, Plastic and Paint Research, Development and Manufacturing
11. Hydraulics and Robotics Research, Development and Manufacturing
12. Pharmaceutical and Medical Research, Development and Manufacturing
13. Software Development and Programming
14. Scientific Research and Development Services
15. General offices and services which provide support to any of the permitted uses

5.3803 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01- Minimum Standards:

1. Public Utility Surface Structures
2. Electrical Substations
3. Telephone Relay Facilities
4. Utility Substations
5. Waste-Water Treatment Facilities
6. Utility Distribution Systems
7. Potable Water Pumping Stations
8. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations. (amended 01/03/2017 2016-380-ZC OCS#17-3659)

5.3804 Site and Structure Provisions

- A. Maximum Building Size - The maximum building size in the AML District shall be one million (1,000,000) square feet.
- B. Minimum Lot Area - No new lot shall be created that is less than twenty thousand (20,000) square feet in area.

C. Minimum Area Regulations

1. Minimum Lot Width- For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
2. Street Planting Areas- All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 "Street Planting Areas" of these regulations
3. Side and Rear planting areas- All areas located along the side and rear interior property lines shall comply with the Section 7.0107 "Side and Rear Buffer Planting Area Requirements" of these regulations.
4. Transitional Yard- Where AML District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in AML District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In AML District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In AML District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In AML District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each facade is measured separately and the additional depth is required perpendicular to that facade.

D. Maximum Lot Coverage - The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations - No building or dwelling for residential or business purposes shall exceed one hundred (100) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

1. Landscaping- Landscaping shall be in compliance with Section 7.01 of these regulations.
2. Signage- All signage shall be in compliance with Section 7.02 of these regulations.
3. Lighting- All site lighting shall be in compliance with Section 7.03 of these regulations.
4. Parking/Loading- All parking and loading will be in compliance with Section 7.07 of these regulations.