

ZONING FROM A TO Z

Manufacturing Districts (Chapter 17-5) – Part II

Part I of this review of Manufacturing districts described generally the three M districts, their location within Sheffield, and how they are differentiated based upon floor area ratio (FAR) standards. Just as in residential and business and commercial districts, the zoning code imposes other limitations on structures in M districts, such as front and rear setbacks. Unlike R, B, and C districts, however, M districts are not subject to any height limitations. On the other hand, the code imposes requirements to screen outdoor storage and work areas.

Setbacks. A setback is an open, unobstructed area required to be provided from the furthestmost projection of a structure to the property line of the lot.

A. Front and Side Setbacks. In general, no front or side setbacks are required in M districts with the following exceptions.

1. Industrial parks and business parks (i.e., planned, campus-like developments) within M1 districts must provide a landscaped setback of at least 10 feet along all property lines that abut public streets.

Recall that the M1 Limited Manufacturing/Business Park District accommodates low-impact activities that occur within enclosed buildings and is the predominant M zoning found in Sheffield.

2. M-zoned lots that are across the street from an R district must provide a setback along the street property line opposite the R district at least equal to the minimum setback required on the R-zoned lot.

3. M-zoned lots abutting R-zoned lots with street frontage along the same street must provide a front or street side setback at least equal to the minimum front setback required on the abutting R-zoned lot.

B. Rear Setbacks. Similarly, in general no rear setback is required in M districts except in relation to an R district. When a rear property line abuts the side or rear property line of an R district (or is separated from an R district rear property line by an alley), the minimum rear setback on the M-zoned lot is 30 feet.

Screening and Buffering. Outdoor storage and work areas in M Districts must be screened when abutting R districts or residential uses, or when in view of public streets.

A. Outdoor Storage and Display Areas.

1. Screening from R Districts. Outdoor storage or display areas that abut R districts along a side or rear property line, or are separated from an R district by an alley along a side or rear property line, must be screened from view of the R district. The code imposes detailed requirements for the screen: it must be a solid wall, solid fence, or

dense vegetative screen between 6 and 8 feet high; fences and walls must be masonry or wood, sight-obscuring and planted with vines; and chain-link fencing is specifically prohibited.

2. Screening from Public Streets. Outdoor storage areas must be screened from view of public streets. Again, the code imposes detailed requirements: the view must be screened by permitted structures or by a vegetative buffer at least 6 feet high or by a combination of these, and the screening must be located between the perimeter of the storage area and the property line abutting the street.

B. Outdoor Work Areas.

1. Screening from Other Zoning Districts. All outdoor work areas situated on a lot with side or rear property lines contiguous to any R, B, C, or D (Downtown) district that allows residential uses must be effectively screened along such property lines. The requirements for the screen are the same as those for screening outdoor storage and display from R Districts.
2. Screening from Public Streets. All outdoor work areas must be screened from view of public streets. The requirements for the screen are the same as those for screening outdoor storage and display from Public Streets.

The code provides simple diagrams illustrating the requirements for setbacks and screening.

This is the eleventh in a series of articles designed to educate the community about the basics of the new zoning code adopted in late 2004. The first five installments focused on residential districts, the next four focused on business and commercial districts, and the most recent focused on manufacturing districts. If you would like to learn about a particular topic, contact the Association; please be as specific as possible when describing your topic or question. Electronic copies of previous installments are available on the SNA website, www.sheffieldneighborhood.org; select the "Newsletter" tab on the left, then click for archived news articles.