

“Abutting” a Residential Zoning District or Use

Per the City’s Zoning Code some industrial uses such as light manufacturing/processing require a **Minor Use Permit (MUP)** if the **“use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.”** The term “abut” is defined in the Zoning Code glossary as **“having property lines, street lines, or zoning district lines in common.”** Here are three examples of sites reviewed and determined to require a MUP for manufacturing per this provision:

- A. 1402 Mariner Way. MUP would be required for non-volatile cannabis manufacturing (Type 6).** The parcel is zoned IG (General Industrial) but backs up to Roseland Creek. The creek parcel and the residences to the south are within the residential zoning district PD95-004. While the creek is a separate parcel, the industrial zoning for the subject site and the residential zoning for the parcels to the south share **zoning district lines**.



- B. 180 Chestnut Street. MUP required for medical cannabis processing/manufacturing (type 6).** The parcel **shares a property line** with a parcel with a residential use.



- C. 3620 Airway Drive. MUP required for medical cannabis processing/manufacturing (type 6).** Although the immediate area is entirely within the IL (light industrial) zoning district, including the housing across the street, the parcel **shares a street line** with a parcel with a residential use.

