“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.