In the context of **light industrial land use**, **light production** refers to activities that involve the manufacturing, processing, assembly, or packaging of goods in a manner that minimizes environmental impacts, noise, emissions, and heavy traffic. These activities are generally small to medium-scale operations that are compatible with nearby non-industrial uses, such as commercial or residential areas. Light production is a subcategory of light industrial land use, emphasizing clean, efficient operations that can coexist with less industrialized surroundings.

**Key Characteristics of Light Production:**

1. **Limited Environmental Impact:**
	* Operations typically have minimal noise, odor, vibration, or emissions.
	* They adhere to strict environmental and zoning regulations.
2. **Smaller Scale:**
	* Facilities are often smaller and less intensive compared to heavy industrial uses.
	* Machinery and processes are less demanding in terms of power and resource consumption.
3. **Types of Activities:**
	* Assembly of electronic components, small appliances, or furniture.
	* Craft or artisan manufacturing (e.g., breweries, bakeries).
	* Printing, textiles, or clothing production.
	* Packaging and distribution centers for small goods.
4. **Mixed-Use Compatibility:**
	* Light production uses are often compatible with commercial and office spaces, making them suitable for business parks or urban environments.
5. **Minimal Traffic Impact:**
	* Truck traffic and heavy equipment use are limited, with most transportation involving smaller delivery vehicles.

**Examples of Businesses in Light Production:**

* Technology assembly plants (e.g., computer parts).
* Custom furniture workshops.
* Food and beverage production (small-scale breweries, coffee roasters).
* Repair or maintenance services for equipment and tools.

In the context of **light industrial land use**, **flex space** refers to a versatile type of building or property designed to accommodate multiple functions, such as office space, light manufacturing, warehousing, research and development (R&D), or distribution, all within the same facility. These spaces are "flexible" because they can be easily reconfigured to meet the changing needs of tenants or businesses.

**Key Characteristics of Flex Space:**

1. **Mixed-Use Functionality:**
	* Typically combines **office space** (e.g., administrative tasks, client-facing activities) with **industrial functions** like assembly, storage, or light production.
	* Ratios of office to industrial space can vary widely, depending on tenant needs (e.g., 50/50, 20/80).
2. **Modular Design:**
	* Interior layouts are often open or modular, allowing walls and work areas to be rearranged.
	* Features like loading docks, high ceilings, and large open floors support industrial activities, while finished office areas cater to administrative work.
3. **Zoning and Land Use Compatibility:**
	* Flex spaces are commonly found in **light industrial (LI)** or **business park** zones where a mix of uses is permitted.
	* They are designed to minimize environmental impact and be compatible with nearby commercial or residential uses.
4. **Cost-Effective and Scalable:**
	* Flex spaces are often more affordable than traditional office or retail properties, making them attractive for startups, small businesses, and growing companies.
	* Businesses can scale operations up or down within the same space without relocating.
5. **Common Tenants:**
	* **Technology and Startups:** R&D or software development firms that need both office and lab space.
	* **E-Commerce and Logistics:** Companies that use the space for inventory storage, packing, and shipping.
	* **Artisan or Creative Businesses:** Breweries, furniture makers, or small-scale producers.
	* **Light Manufacturing:** Small assembly lines or product development.

**Examples of Flex Space in Light Industrial Use:**

* **Tech-Industrial Hubs:** Facilities combining office space with prototyping and light production, often used by startups.
* **E-Commerce Fulfillment Centers:** Spaces with offices for management teams and warehouse areas for inventory and shipping.
* **Creative Maker Spaces:** Artisans or small-scale manufacturers combining studio space with storefronts or administrative offices.