

CHAPTER 3

USE CLASSIFICATION

14-301. General Classification Rules. The provisions of this chapter shall be known as the use classifications. The purpose of these provisions is to classify land uses into a number of specifically defined types on the basis of common functional characteristics and similar compatibility with other uses, thereby with criteria which are directly relevant to the public interest. These provisions shall apply throughout the zoning regulations. Where there is a question concerning the appropriate activity classification for any use not listed herein, the Board of Appeals shall make the determination based upon the characteristics of the unlisted use.

14-302. Listing of Activity Classifications. All activities are hereby classified into the following activity types:

(a) Residential Activities:

Permanent

- (1) Dwelling, attached
- (2) Dwelling, one-family detached
- (3) Dwelling, semi-attached
- (4) Dwelling, two-family detached
- (5) Dwelling, mobile home
- (6) Dwelling, multi-family
- (7) Mobile Home Park

Semi-Permanent:

- (1) Apartment Hotel
- (2) Boarding or Rooming Houses
- (3) Residential Hotel

(b) Community Facility Activities:

- (1) Administrative
- (2) Community Assembly
- (3) Community Education
- (4) Cultural and Recreation Services
- (5) Essential Service
- (6) Extensive Impact
- (7) Health Care
- (8) Institutional Care
- (9) Intermediate Impact
- (10) Personal and Group Care Facilities

- (11) Religious Facilities
- (c) Commercial Activities:
- (1) Animal Care and Veterinarian Services
 - (2) Automotive Parking
 - (3) Automotive Repair and Cleaning
 - (4) Automotive Servicing
 - (5) Building Materials and Farm Equipment
 - (6) Consumer Repair Services
 - (7) Construction Sales and Services
 - (8) Convenience Commercial
 - (9) Entertainment and Amusement Services
 - (10) Financial, Consulting, and Administrative
 - (11) Food and Beverage Service
 - (12) Food Service Drive-in and Drive Thru
 - (13) General Business and Communication Services
 - (14) General Personal Service
 - (15) General Retail Trade
 - (16) Group Assembly
 - (17) Medical and Professional Services
 - (18) Scrap Operations
 - (19) Transient Habitation
 - (20) Transport and Warehousing
 - (21) Undertaking Services
 - (22) Vehicular, Craft, and Related Equipment Sales, Retail and Delivery
 - (23) Wholesale Sales
- (d) Manufacturing Activities:
- (1) Limited
 - (2) Intermediate
 - (3) Extensive
- (e) Agricultural, Resource Production, and Extractive Activities:
- (1) Agricultural Services
 - (2) Crop and Animal Raising
 - (3) Mining and Quarrying
 - (4) Plant and Forest Nurseries
 - (5) Confined Animal Feeding Operations

14-303. Accessory Uses. In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and

appropriate, incidental, and subordinate to the principal activity. Such accessory activities shall be controlled in the same manner as principal activities except as otherwise expressly provided in this Title.

Such accessory activities may include, but are not limited to, the activities indicated below:

- (a) Off-street parking and loading serving a principal activity, whether located on the same zone lot or on a different zone lot, but only if the facilities involved are reserved for the residents, employees, patrons or other persons participating in the principal activity.
- (b) Home occupations accessory to a residential activity shall be carried on within a dwelling unit, or rooming unit, or by one or more occupants of the dwelling unit or rooming unit subject to further restrictions contained in Section 14-901(o). Home Occupation shall not include the manufacture and repair of transportation, equipment, a barbershop, a beauty shop, parlor or salon, or any similar type of operation where clientele or patrons are served on the premises.
- (c) Child care for four (4) or less pre-teenage children. The dwelling unit in which this activity occurs shall meet all applicable state and local regulations.
- (d) Child care for pre-teenage children when operated by a health care, commercial or industrial activity where the care is provided solely for the children of their employees. The facility shall be located on the same zone lot as the principal activity and meet all applicable state and local regulations for a day care center for children.
- (e) Residential occupancy in connection with a principal nonresidential activity on the same zone lot.
- (f) Operation of a cafeteria for employees, residents, patrons or other participating in the principal activity by an organization engaged in a community facility activity on the same zone lot. Where the principal activity is permitted by conditional use only, an accessory cafeteria must be approved as a part of the action granting said permit.
- (g) Sale of goods on the same zone lot as a principal community facility activity, but only if such goods are available only to persons participating in the principal activity.
- (h) Production of goods for sale by a firm engaged in a principal commercial activity on the same zone lot, but only if:

- (1) All goods so produced are sold at retail by the same firm either on the same or other zone lots;
 - (2) Such production does not occupy more than forty-nine (49) percent of the total floor area and open sales, display, storage and service area occupied by such firm on the zone lot;
 - (3) Such production does not in any case occupy more than two thousand (2,000) square feet of such floor area; and
 - (4) Such production only be permitted in an enclosed building.
- (i) Storage of goods sold by a principal commercial activity engaged in by the same firm on the same zone lot, and such storage does not occupy more than forty-nine (49) percent of the total floor area.
 - (j) Operation of an administrative office of a firm engaged in a principal manufacturing or commercial activity on the same zone lot, but only if such office does not occupy more than forty-nine (49) percent of the total floor area and open sales, display, storage, production, and service area occupied by the same firm on the same zone lot.
 - (k) Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same zone lot, or on another of several zone lots being developed at the same time.
 - (l) Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into ten (10) or more zone lots.
 - (m) Storage of flammable and combustible liquids and gases, provided that:
 - (1) The provisions of this section regulate the above ground storage of flammable and combustible liquids and gases when such storage is an accessory to another principal, residential or commercial activity on the same zone lot. The provisions which regulate the storage of flammable and combustible liquids and gases as a matter of right in CG districts are contained in the performance standards for commercial districts. The provisions which regulate the storage of flammable and combustible liquids and gases in industrial districts are contained in the performance standards for industrial districts.
 - (2) In agricultural districts, no more than one thousand (1,000) gallons of gasoline or diesel fuel, as an accessory activity, may be stored above ground on a single zone lot.

- (3) In all zoning districts, no more than five hundred (500) gallons of home heating oil or liquefied petroleum gas (LPG) per dwelling unit, up to a total of five thousand (5,000) gallons on a single zone lot, may be stored above ground as an accessory activity to a residential activity.
- (4) In all zoning districts other than the agricultural districts above, no more than twenty-five (25) gallons or water gallon equivalents of any other flammable or combustible liquid or gas may be stored above ground on a single zone lot as an accessory activity to a residential activity.
- (5) In all zoning districts where the sale of fuel for motor vehicle occurs as an accessory use to convenience sales and service or to automotive servicing, no more than five thousand (5,000) gallons of gasoline, diesel fuel or liquefied petroleum gas (LPG) may be stored above ground on the same zone lot as a part of such accessory sales.
- (6) In any and all zoning districts where retail sales are permitted, flammable and combustible liquids and gases may be stored, displayed and conveyed in the amounts and containers customarily associated with such sales.
- (7) In any and all zoning districts, up to five thousand (5,000) gallons of heating oil or liquefied petroleum gas (LPG) may be stored above ground for heating nonresidential buildings.
- (8) In any and all zoning districts, no aboveground storage tank, container or vessel in which flammable or combustible liquids or gases are kept may be located in any required front, rear or side yard. Further, the location, construction and installation of all such tanks, containers or vessels must meet the provisions of the International Building Code and the most current NFPA Standard.

14-304. Classification of Combinations of Principal Activities. The following rules shall apply where a single zone lot contains activities which resemble two or more different activity types and which are not classified as accessory activities.

(a) Separate Classification of Each Establishment

The principal activities on a single zone lot by each individual establishment, management, or institution shall be classified separately.

(b) Separate Classification of Different Classes of Activities Conducted by a Single Establishment

If the principal activities conducted by a single establishment, management, or institution resemble two or more different classes of activities, the principal activities of each class shall be classified separately.

(c) Classification of Different Activities Within the Same Class, Conducted by a Single Establishment

If principal activities conducted on a single zone lot by a single establishment, management, or institution resemble two or more activity types within the same class of activities, all such principal activities shall be classified in the activity type within said class the description of which type most closely portrays the overall nature of such activities.

14-305. Residential Activities

- (a) Permanent Residential: the occupancy of living accommodations on a monthly or longer basis with none of the living units under the same ownership or management on the same zone lot being occupied on a less-than-monthly basis. This shall not include institutional living arrangements involving the provision of any kind of special care or forced residence such as nursing homes, orphanages, asylums, half-way houses or prisons, except as provided by general law of the state. The following dwelling types as defined by this ordinance are permanent residential activities, however, only those dwelling types as indicated by individual district regulations may be permitted therein.

- (1) Dwelling, attached
- (2) Dwelling, one-family detached
- (3) Dwelling, two-family detached
- (4) Dwelling, semi-detached
- (5) Dwelling, mobile home
- (6) Dwelling, multi-family
- (7) Mobile Home Park

- (b) Semi-Permanent Residential: the occupancy of living accommodations partly on a monthly or longer basis and partly for a shorter time period, but with less than thirty (30) percent of the living units under the same ownership or management on the same zone lot being occupied on a less- than-monthly basis. This shall not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as nursing homes, orphanages, asylums, half-way houses, and prisons, except as provided by general law of the state, nor any type dormitory, fraternity or sorority houses, or similar group living or sleeping accommodations. The following dwelling or rooming unit types as defined by this ordinance are considered as semi-permanent residential activities, however, only those dwelling or rooming unit types as indicated by individual district regulations may be permitted therein.

- (1) Apartment Hotel
- (2) Boarding or Rooming House
- (3) Residential Hotel

14-306. Community Facility Activities

- (a) Administrative Services: include the activities typically performed by public administrative offices. These activities would include:

City, County, State, and Federal Offices
Civil Defense Facilities
Court Buildings
Fire Department Facilities
Police Department Facilities
Post Offices

- (b) Community Assembly: includes the activities typically performed by or at institutions and installations for various social, athletic, and recreational purposes. These activities do not include facilities primarily utilized for profit. They would include:

Civic, Social, Fraternal, and Philanthropic
Associations
Private (nonprofit) Clubs, Lodges, Meeting Halls, and
Recreation Centers
Temporary Nonprofit Festivals

- (c) Community Education: includes the activities of an educational nature typically performed by the following institutions:

Public and Private Nursery Schools
Kindergarten, Primary, and Secondary Schools

This does not include special training and schooling services offered by private individuals for profit nor technical schools, colleges, or universities.

- (d) Cultural and Recreational Services: includes the activities of a cultural or recreational nature which are either owned by, or operated for the use and enjoyment of, the general public. This does not embrace such facilities which are privately owned and operated for profit. These activities would include:

Art Galleries
Libraries
Museums
Parks, Playgrounds, and Playfields
Planetariums and Aquariums
Recreational Centers and Gymnasiums
Swimming Pools and Beaches
Zoological and Botanical Gardens

- (e) Essential Services: includes the maintenance and operation of the following installations:

Electrical and Gas Substations
Pumping Facilities for Water and Sewer Systems
Telephone Switching Facilities

- (f) Extensive Impact Facilities: includes the activities that have a high degree of impact upon surrounding land use due to their hazards or nuisance characteristics, as well as traffic generation, parking, and land requirements and typically performed by, or the maintenance and operation of, the following institutions and installations:

Airports, Air Cargo Terminals, Heliports, or Other
Aeronautical Devices
Correction and Detention Institutions
Electricity Generating Facilities and Transmission
Lines
Garbage Incineration Plants including Co-generation
Facilities
Major Fuel Transmission Lines and Facilities
Major Mail Processing Centers
Military Installations
Public and Private Utility Corporations and
Truck Yards, including Storage Yards
Radio and Television Transmission Facilities
Railroad, Bus, and Transit Terminals
Railroad Yards and Other Transportation Equipment
Marshalling and Storage Yards
Sanitary Landfill
Sewage Treatment Plants
Stadiums, Sports Arenas, Auditoriums, and Bandstands
Water Treatment Plants

- (g) Health Care Facilities: includes the activities typically performed by the following institutions but not including the offices, clinics, etc., of private physicians or other health care professionals:

Centers for Observation or Rehabilitation
Convalescent Homes
Hospitals
Medical Clinics

- (h) Institutional Care Facilities: includes activities providing residential services to unrelated individuals who are delinquent minors, psychotic, or paroled from

detention institutions. These activities would include:

Group Living Arrangements

Halfway Houses

- (i) Intermediate Impact Facilities: includes the activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations:

Cemeteries, Columbariums, and Mausoleums

Colleges, Junior Colleges, and Universities, but excluding Profit-Making Business Schools

Golf

Water Storage Facilities

- (j) Personal and Group Care Facilities: includes the activities and facilities to provide for the care of pre-teenage children, excluding living accommodations for the clientele, the elderly and/or disabled and handicapped persons needing special care or supervision but excluding facilities oriented toward medical care and also excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include:

Associations for Physically or Mentally Handicapped Persons

Child Care Facilities

Group Home for Physically or Mentally Handicapped Persons

Nursing Homes

Retirement or Rest Homes (without health care)

- (k) Religious Facilities: includes the activities or facilities utilized by various religious organizations for worship functions but excluding any facility the primary function of which is to produce products or printed matter for sale or general distribution, any retail sales or commercial overnight accommodations. The activities include:

Chapels

Churches

Convents or Monasteries

Sanctuaries

Synagogues

Temples

14-307. Commercial Activities

- (a) Animal Care and Veterinarian Services: includes the provision of animal care, treatment, and boarding services.

Pet Day Care
Pet Grooming and Cleaning
Veterinarian Clinics and Kennels

(b) Automotive Parking: includes the parking and/or storage of motor vehicles but excluding junk or scrap vehicles.

(c) Automotive Repair and Cleaning: includes establishments primarily engaged in furnishing auto repair services to the general public. The activities include:

Auto Cleaning and Detailing Services
Auto Engine Repair and Replacement Shops
Auto Glass Repair and Replacement Shops
Auto Inspection and Diagnostic Services
Auto Paint Shops
Auto Towing Services
Auto Transmission Repair Shops
Car Washes
Radiator and Muffler Shops
Tire Retreading and Repair Shops

(d) Automotive Servicing: includes the sale, from the premises, of goods and the provision of services which are generally required for the operation and maintenance of motor vehicles and fulfilling motorist's needs. Activities include:

Gasoline Service Stations, excluding fuel services for trucks over 10,000 pounds
in gross vehicle weight
Sale and Installation of Tires, Batteries, Accessories, and Replacement Items
Lubricating Services
Performance of Minor Repairs (brakes, tune-up and similar service)
Wheel Alignment

(e) Building Materials and Farm Equipment: includes the retail and wholesale sales and storage of materials used in the construction of buildings and other structures as well as the retail and wholesale sale and storage of implements, equipment, feed and seed used in agricultural pursuits.

Farm Equipment and Supplies
Feed Milling and Sales
Heating, Plumbing, and Electrical Supplies
Lumber and Other Building Materials Dealers
Seed Storage and Sales

(f) Consumer Repair Services: includes the servicing and repair of appliances, furniture, and equipment generally used or owned by individuals.

Electrical Repair Shops
Furniture Repair, Upholstery and Refinishing Shops
Gunsmith Shops
Instrument Repair Shops
Lawn Mower Repair Shops
Locksmith Shops
Office Equipment Cleaning and Repair
Refrigeration and Air Conditioning Repair
Saddlery Repair Shops

- (g) Construction Sales and Services: includes the offices, buildings, and shops of various types of contractors as well as incidental on-site construction and storage.

Builder's Hardware
Carpentering Contractors
Concrete Contractors
Excavation Contractors
General Building Contractors
Glazing Contractors
Highway and Street Construction Contractors
Masonry, Stonework, Tile Setting and Plastering Contractors
Painting and Paper Hanging
Plumbing, Heating and Electrical Contractors
Roofing and Sheet Metal Contractors

- (h) Convenience Commercial: includes the retail sale, from the premises, of groceries, drugs and other frequently needed personal convenience items, as well as the provision of personal convenience services that are typically needed frequently or recurrently; provided that no establishment shall exceed 5,000 square feet of gross floor area.

Bakeries
Barber Shops
Beauty Shops
Drug Stores
Grocery Stores
Hardware Stores (No outside storage)
Laundry and Dry Cleaning Pick-up Stations
News Stands (excluding adult bookstores as defined)
Self-Service Gasoline Pumps, excluding fuel services for trucks over 10,000 pounds
 in gross vehicle weight
Shoe Repair Services

- (i) Entertainment and Amusement Services: includes the provision of cultural,

entertainment, educational and athletic services, other than those classified as Community Facility Activities, to assembled groups of spectators or participants.

Art Galleries (Commercial)
Batting and Golf Driving Ranges
Bowling Alleys and Billiard Parlors
Coin Operated Amusement Arcades
Exhibition Halls and Auditoriums
Motion Picture Theaters (excluding adult entertainment as defined)
Skating Rinks
Theaters – Legitimate
Theatrical Producers, Bands, Orchestras and Entertainers

- (j) Financial, Consultative and Administrative Services: includes the provision of financial, insurance, real estate brokerage and general business offices, as well as advice, designs, information or consultations of a professional nature (other than those classified as Community Facility Activities, Medical Service, or Business and Communication Services).

Accounting, Auditing, and Bookkeeping Services
Agricultural Credit Institution
Artists Studios (excluding Commercial Artists)
Attorneys and Law Offices
Banking and Bank-Related Functions
Consulting Scientists
Credit Unions
Educational and Scientific Research Services
Engineering, Architectural, and Planning Services
Holding and Investment Organizations
Insurance Carriers, Agents, Brokers, and Service
Money Management and Investment Offices
Real Estate Brokers, Managers and Appraisers
Rediscount and Financing Institutions for Credit Agencies Other Than Banks
Savings and Loan Associations
Securities Commodities, Brokers, Dealers, and Exchanges
Songwriters, Music Arrangers, Writers and Lecturers
Title Offices

- (k) Food and Beverage Service: includes the retail sale of prepared food or beverages for primarily on-premises consumption within the principal structure on the zone lot.

Bars
Brew Pubs
Restaurants

- (1) Food Service Drive-In and Drive-Thru: includes the retail sale of prepared food or beverages for either home or on premises consumption either within the principal structure or within a parked car on the same zone lot or with the principal structure having a pick-up window with a drive-thru lane.

Drive-In Restaurants

Restaurants with Drive-Thru Service

- (m) General Business and Communication Services: includes the provision of services of a clerical, goods brokerage, and communications of a minor processing nature, copying and blueprinting services, custom printing (except books) but exclude the sale and/or storage of goods and chattel unless otherwise permitted by this ordinance.

Advertising Agencies and Services

Commercial Cleaning Services

Commercial Testing Laboratories

Communications Services

Radio and Television Broadcasting Studios

Telegraph Offices and Message Centers

Telephone Exchanges and Relay Towers

Television and Recording Production Studios

Computer and Data Processing Services

Credit Reporting, Adjustment, and Collection Agencies

Detective Agencies and Protective Services

Drafting Services

Employment, Personnel, and Temporary Help Services

Exterminating Services

Interior Decorator and Consulting Services

Mailing, Reproduction, and Commercial Art Services

Management, Consulting, and Public Relations Services

Membership Organizations

Automobile Clubs

Better Business Bureaus

Chamber of Commerce

Labor Unions

Political Organizations

Professional Associations

News Syndicates

Photo-finishing Services

Research and Development Laboratories

Trading Stamp Services

- (n) General Personal Services: includes the provision to individuals of informational and instructional services as well as the provision of care and maintenance for personal items. These activities do not include the storage or sale of goods or

chattel unless otherwise permitted herein.

- Automatic Teller Machines (ATM)
- Barber Shops
- Beauty Shops and Salons
- Decorating Services
- Laundry, Cleaning, and Garment Services
- Mini Warehouses (included by conditional use only)
- Miscellaneous Personal Services
 - Clothing Rental Agencies
 - Health Spas
- Photographic Studios
- Shoe Repair Shops
- Special Training and Schooling Services
 - Art and Music Schools
 - Barber and Beauty Schools
 - Business Schools
 - Dancing Schools/Exercise Studios
 - Driving Schools
 - Watch, Clock and Jewelry Repair

- (o) General Retail Trade: includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein.

- Antique and Second Hand Merchandise Stores
- Automotive Parts (No exterior storage)
- Bakeries
- Book and Stationery Stores (excluding adult bookstores)
- Camera Stores
- Candy, Nut and Confectionery Stores
- Children's and Infant's Stores
- Convenience Markets including gasoline and diesel fuel sales for cars and trucks
- Dairy Products Stores
- Department Stores
- Drapery, Curtain, and Upholstery Stores
- Drug Stores and Proprietary Stores
- Family Clothing Stores
- Floor Covering Stores
- Florists
- Fruit Stores and Vegetable Markets
- Furniture Stores
- Furriers and Fur Shops
- Gift Shops
- Grocery Stores
- Hardware Store

Hobby, Toy, and Game Stores
Household Appliance Stores
Jewelry Stores
Lawn and Garden Supplies, Retail Nurseries
Liquor Stores
Luggage Shops
Meat and Seafood Markets
Men's and Boy's Clothing and Furnishing Stores
Miscellaneous Apparel and Accessory Stores
Bathing Suit Stores
Custom Tailors
Shirt Shops
Sports Apparel Stores
Uniform Stores
Miscellaneous General Merchandise Stores
 Direct Selling Organizations
 Mail Order Houses
Miscellaneous Home Furnishings Stores
 Bedding and Linen Stores
 Cookware Stores
 Cutlery Stores
 Glassware and China Shops
 Lamp and Shade Shops
 Paint and Wallpaper Stores
Music Stores
News Stands
Radio and Television Stores
Retail Bakeries
Sewing and Piece Goods Stores
Shoe Stores
Sporting Goods Stores
Tobacco Shops
Variety Stores
Women's Accessory and Specialty Stores
Women's Ready-to-Wear Store

- (p) Group Assembly: includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to large groups of assembled spectators and/or participants (150 or more) or that have a substantial potential impact upon adjoining property.

Amusement Parks
Commercial Camp Grounds
Commercial (Recreational) Resorts
Commercial Sports Arenas and Playing Fields
Drag Strips

Race Tracks (Auto, Motorcycle, Dog, and Horse)

- (q) Medical Services: includes the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as testing and analysis services of which is provided in an office environment.

Chiropractors Offices

Consulting Scientists

Dental Offices and Laboratories

Optometrists

Physicians' Offices and Clinics (Out Patient Services only)

Psychologists and Psychotherapists

- (r) Scrap Operations: includes firms engaged in the storage and/or sale, from the premises, of used or waste material or other items except when such activities are incidental to a manufacturing activity.

Automobile Junk Yards

Salvage Operations

- (s) Transient Habitation: includes the provision of lodging services for transient guests. The term shall include four different types of activities as defined in Section 14-203.

Hotel

Motel

Extended Stay Hotel/Motel

Single Room Occupancy Residential Facility (SRO)

- (t) Transport and Warehousing: includes the provision of warehousing, storage, freight handling, shipping, and trucking services.

Bus and Truck Maintenance and Repair

Food Lockers

General Warehousing

Household Goods Storage

Packing and Crating Services

Refrigerated Warehousing

Truck Stops with Facilities for Fueling, Parking and Washing

Truck Terminals and Freight Handling Services

Wrecker Services

- (u) Undertaking Services: includes the provision of undertaking and funeral services involving the care and preparation of the human deceased prior to burial.

Cemeteries

Funeral Homes
Undertakers

- (v) Vehicular, Craft, and Related Equipment: includes the retail or wholesale sale or rental from the premises of **watercraft**, vehicular and related equipment with incidental maintenance.

Boat and Motor Dealers
Mobile Home Dealers
Motor Vehicle Dealers
Motorcycle Dealers
Motor Vehicle Leasing
Recreational Vehicles, including all-terrain vehicles (ATV) and Utility Trailer Dealers

- (w) Wholesale Sales: includes the storage and sale from the premises of goods to other firms for resale, as well as the storage of goods and their transfer to retail outlets; but exclude sale or storage of motor vehicles, except for parts and accessories. These would include such uses as:

Apparel, Piece Goods, and Notions
Automotive Parts and Supplies
Beer, Wine, and Distilled Alcoholic Beverages
Chemicals and Allied Products
Drugs, Drug Proprietary, and Sundries
Electrical Goods and Appliances
Farm Products Raw Materials
Farm Supplies
Furniture and Home Furnishings
Groceries and Related Products
Hardware, Plumbing, and Heating Equipment and Supplies
Lumber and Other Construction Materials
Machinery, Equipment, and Supplies
Metals and Minerals
Paints, Varnishes, and Supplies
Petroleum and Petroleum Products
Sporting, Recreational, Photographic, and Hobby Goods
Tobacco and Tobacco Products
Toys and Supplies

14-308. Manufacturing Activities. Manufacturing activities include the on-site production of

- (a) Limited Manufacturing Activities: includes the following operations:

(1) The manufacture, compounding, processing, assembling, packaging,

treatment, or fabrication of the following products if all such operations are carried out within completely enclosed buildings:

- Apparel and Apparel Accessories
- Art Objects
- Bakery Goods
- Beverages (non alcoholic)
- Dairy Products
- Instruments for Medical, Dental, Engineering, Scientific, and Other Professional Purposes
- Optical Instruments and Lens
- Printed Matter
- Signs

(2) Activities and operations which includes the following:

- Book Binding
- Cabinets and Similar Products
- Data Processing Service
- Photocopying
- Photoengraving
- Precision Machining of Dies, Jigs, and Fixtures
- Printing
- Publishing
- Record Pressing
- Schools for Instruction of Industrial Processes Such as Welding, HVAC, etc.
- Upholstering
- Welding

(b) Intermediate Manufacturing Activities: includes the following:

(1) The manufacture, compounding, assembling, packaging, treatment or fabrication of products except for the following:

- Cotton Seed Oil
- Explosives
- Fireworks
- Organic Fertilizers

(2) Other activities and operations except for the following:

- Abrasive, Asbestos, and Non-metallic Mineral Processing
- Arsenals
- Asphaltic Cement Plants

Atomic Reactors
Automobile Wrecking Yards, Scrap and Waste Materials
Cement and/or Concrete Plants
Chemical Manufacturing in excess of 1 ton per day
Cotton Ginning
Fat Rendering
Foundries
Grain Milling
Offal Processing
Ore Reduction
Paper Mills
Petroleum Refining
Pulp Manufacturing
Radioactive Materials Waste Handling
Rolling and Finishing of Ferrous Materials
Slaughtering of Animals
Smelting and Refining of Metals and Alloys
Steel Works (Other than those listed)
Tanning
Waste Disposal by Compacting or Incineration, as a principal use

- (c) Extensive Manufacturing Activities: includes all of the exceptions listed above under Intermediate Manufacturing except for the following:

Arsenals
Atomic Reactors
Explosives Manufacturing and Storage
Fireworks Manufacturing
Hazardous Wastes Storage and/or Transfer
Radioactive Waste Handling

14-309. Agricultural, Resource Production, and Extractive Activities

- (a) Agricultural Services: includes various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto.

Crop Drying, Storage, and Processing
Crop Planting, Cultivating, and Protection Services
Horticultural Services
Soil Preparation Services
Veterinary Services for Large Animals

- (b) Confined Animal Feeding Operations: includes facilities and operations involved in the storage and feeding (other than pasture grazing) of animals for resale or

slaughter within confined fenced spaces (also known as a feed lot) or within buildings.

- (c) Crop and Animal Raising: includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding confined animal feeding operations and facilities for the processing, packaging, or treatment of agricultural products.

Dairies

Farms

Raising of Plants, Animals, and Fish

Truck Gardens

- (d) Mining, Drilling, and Quarrying: includes operations and facilities either utilized by, or in support of the extraction of minerals, ores, petroleum, and natural gas or in the quarrying and collection of stone, gravel, sand, clay, and other non-metallic minerals (i.e. phosphate rock).

Chemical Fertilizer and Non-metallic Mineral Mining

Clay, Ceramic, and Refractory Minerals

Coal Mining

Crude Petroleum and Natural Gas Production

Metal Ore and Mineral Mining

Sand and Gravel Quarrying

Stone Quarrying

- (e) Plant and Forest Nurseries: includes the cultivation for sale of horticultural specialties, such as flowers, shrubs, and trees, intended for ornamental, landscaping, or tree planting purposes.

Forest Nursery

Plant Nursery