
Residential use categories

A. Household living

§12.2.3.

1. Characteristics

Household Living is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of transient lodging (see Retail, Service and Commercial Use Categories).

2. Examples

Examples of Household Living include one-family detached; one-family attached; duplexes; semidetached; townhouses; multiple-family buildings; retirement center multiple-family.

3. Accessory uses

Accessory uses include accessory dwellings; family/caregiver suites; family day care homes; greenhouses and nurseries not engaged in retail trade; garden, personal; hobbies; home occupations;; parking of occupants' registered vehicles; raising of pets; recreational activities; storage sheds; and swimming pools.

4. Uses not included

Bed and breakfast establishments (see Overnight Accommodations); boarding or rooming houses (see Group Living); extended-stay facilities (see Overnight Accommodations); group home(see Group Living); halfway house (see Social Service Institutions); hotels or motels; inns; nursing or convalescent home (see Group Living); assisted living facility not having individual dwelling units (see Group Living).

B. Group living

1. Characteristics

Group Living is characterized by residential occupancy of a structure by a group of people, other than a "household," typically providing communal kitchen/dining facilities and n kitchens in each dwelling. The size of the group may be larger than the average size of a household. Tenancy is arranged on a monthly or longer basis.

2. Examples

Examples of group living include but are not limited to assisted living facilities,

intermediate care, boarding houses, dormitories, fraternity and sorority houses, convents, group homes, monasteries, rooming houses, and nursing homes.

3. Accessory uses

Accessory uses include associated offices; garden, personal; hobbies; food preparation and dining facilities; laundry facilities and services; parking of vehicles for occupants and staff; and recreational facilities.

4. Uses not included

Adult day care (see Day Care); alternative or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions); bed and breakfast establishments (See Overnight Accommodations); child care center (see Day Care); retirement center multiple-family, where individual units comply with the definition of a dwelling unit (see Household Living); extended-stay facilities, hotels or motels, inns (see Overnight Accommodations); family day care home (see Accessory Uses); residential occupancy of a dwelling unit by a household on a month-to-month or longer basis (see Household Living); time-shared interval ownership facility (see Overnight Accommodations); treatment centers, transient lodging or shelters (see Social Service Institutions).

Public, civic and institutional use categories

§12.2.4.

A. Colleges

1. Characteristics

This category includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree or professional accreditation. Colleges tend to be in campus-like settings or on multiple blocks.

2. Examples

Examples include community colleges, liberal arts colleges, nursing or medical schools not accessory to hospitals, seminaries, and universities.

3. Accessory uses

Accessory uses include associated offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities and support commercial.

4. Uses not included

Business, driving, fitness/wellness, trade and other commercial schools (see Office).

B. Community service

1. Characteristics

Community services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community services or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). Such uses may provide special counseling, education, or training of a public, nonprofit or charitable nature.

2. Examples

Examples of Community Service include community centers; libraries; museums and art galleries or studios; cultural exhibits; philanthropic institutions; recreation centers; senior centers; swimming pools; and youth club facilities.

3. Accessory uses

Accessory uses include associated offices; caretaker residence; food preparation and dining facilities; health, arts and crafts, child care and therapy areas; indoor or outdoor recreation and athletic facilities; limited retail sales; meeting areas; and parking.

4. Uses not included

Animal care facilities, veterinary clinics, animal hospitals (see Personal Service-oriented Retail Sales and Service); athletic or health clubs (see Retail Sales and Service); churches, mosques, synagogues, or temples (see Religious Institutions); counseling in an office setting (see Office); membership clubs and lodges (see Entertainment); public parks (see Parks and Open Areas); repair garages, storage or repair yards or warehouses (see Light Industrial Service); soup kitchen (see Social Service Institutions); treatment centers, transient lodging or shelters for the homeless (see Social Service Institutions).

C. Day care

1. Characteristics

Day care uses provide care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours each day.

2. Examples

Examples of day care include adult day care programs, child care centers, after-school or extended day programs, nursery schools and preschools..

3. Accessory uses

Accessory uses include associated offices; food preparation and dining facilities; health, arts and crafts and therapy areas; indoor or outdoor recreation facilities; and parking.

4. Uses not included

Counseling in an office setting (see Office); family day care for fewer than nine persons (see Accessory Use); on-site schools or facilities operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (see Accessory Use).

D. Government facilities

1. Characteristics

Government facilities include storage, maintenance and other facilities for the operation of local, state, or federal government.

2. Examples

Examples of government facilities include detention or correctional centers; emergency medical and ambulance stations; fire and police stations; post offices; maintenance and repair garages, storage areas and yards and warehouses; and public transit facilities.

3. Accessory uses

Associated helicopter landing facilities, auditorium and meeting rooms, cafeterias, day care, holding cells, infirmaries, limited fueling facilities, off-street parking, satellite offices, storage, and telecommunications antennae.

4. Uses not included

Schools (see Schools); maintenance facilities (see Light Industrial Service); local, state, or federal offices (see Offices); park-and-ride facilities (see commercial parking) parks and recreational facilities (see Parks and Open Areas); utilities including bus shelters; bike share stations (see Utilities); waste-related service (see Waste-related Service).

E. Hospital

1. Characteristics

Hospitals include uses providing medical or surgical care to patients and possibly offering overnight care.

2. Examples

Examples of hospitals include blood plasma donation centers; hospitals;; sanitariums; and medical centers.

3. Accessory uses

Accessory uses include associated helicopter landing facilities; meeting rooms; cafeterias; telecommunications; child care; infirmaries; out-patient clinics; parking; satellite offices; laboratories; teaching facilities; maintenance facilities and housing facilities for staff or trainees.

4. Uses not included

Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions); nursing and medical schools not accessory to a hospital (see Schools); and urgent care or emergency medical offices (see Retail Sales and Service, Personal Service-Oriented), and parks and open space.

F. Parks and open space

1. Characteristics

Parks and open space includes uses of a public or nonprofit nature focusing on natural areas consisting mostly of vegetation, and passive or active outdoor recreation areas and having few structures.

2. Examples

Examples of parks and open space include botanical gardens; cemeteries and mausoleums; community gardens; country clubs and golf courses; mini-parks; memorial parks; forest and nature preserves; neighborhood parks; parks and play fields; reservoirs; squares, plazas or greens; and tot lots and playgrounds.

3. Accessory uses

Accessory uses include boat docks and launching ramps; boat houses; basketball courts; clubhouses, with or without restaurants; concessions; maintenance facilities; parking; play equipment; recreational trails; caretaker residence; swimming pools; and tennis, racquet and handball courts.

4. Uses not included

Athletic or health clubs (see Retail Sales and Service, Personal-service Oriented); crematoriums (see Light Industrial Service, or accessory uses to Personal Service-Oriented Retail, Sales and Service; golf driving ranges and miniature golf facilities (see Entertainment); membership clubs and lodges (see Entertainment); recreation centers (See Community Service); water park (see Entertainment); water towers, tanks and standpipes (see Utilities).

G. Passenger terminals and services

1. Characteristics

Facilities for the takeoff and landing of airplanes and helicopters and terminals for taxi, rail or bus service.

2. Examples

Examples include airports and landing strips; bus, trolley, air, boat and trail passenger terminals; heliports; and taxi dispatch center.

3. Accessory uses

Accessory uses include associated offices; concessions; freight handling areas; fueling facilities; limited retail; maintenance facilities; and parking.

4. Uses not included

Private helicopter landing facilities that are accessory to another use (see Medical Facilities or Government Facilities); public transit facilities, including bus shelters, bike share stations (see minor utilities), and park-and-ride facilities (see commercial parking).

H. Religious institutions

1. Characteristics

Places of assembly that provide meeting areas for religious practice.

2. Examples

Examples of religious institutions include churches, mosques, synagogues, and temples..

3. Accessory uses

Accessory uses include associated offices; food services and dining areas; meeting room/classroom for meetings or classes not held on a daily basis; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises or a site-sponsored special event, but not on a daily basis; and staff residences located on-site.

4. Uses not included

Athletic or health clubs (see Retail Sales and Service, Personal-service Oriented); schools (see Schools); preschools, child care centers, nursery schools, latch-key programs, intermediate childcare, or adult day care programs (see Day Care); rescue missions (see Social Service Institutions); revivals, temporary (see temporary use standards); senior centers (see Community Service); and social service facilities (see Social Service Institutions); soup kitchen (see Social Service Institutions); and treatment centers, transient lodging or shelters for the homeless (see Social Service Institutions).

I. Schools

1. Characteristics

Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education.

2. Examples

Examples of schools include boarding schools; elementary schools; high schools; middle schools; military academies; nursing and medical schools not accessory to a hospital; and private schools.

3. Accessory uses

Adult continuing education programs; associated offices; auditoriums; before- and after-school child care; cafeterias; child care; food services; health facilities; housing for students and faculty; laboratories; libraries; maintenance facilities; meeting areas; parking; play areas; recreational and sports facilities; support commercial (a college-operated bookstore, for example); and theaters.

4. Uses not included

Business, driving, fitness/wellness, trade and other commercial schools (see Office); dance, art, music studios or classes (see Retail Sales and Service); preschools or nursery schools (see Day Care); and community colleges, liberal arts colleges, seminaries and universities (see Colleges).

J. Social service institutions

1. Characteristics

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing or shelters related to social service programs.

2. Examples

Examples of social service institutions include alternative- or post-incarceration facilities; counseling, occupational therapy services; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; rescue missions; social service facilities, including soup kitchens, transient lodging or shelter for the homeless; and treatment centers.

3. Accessory uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

4. Uses not included

Assisted living facility (see Group Living); cemetery, columbarium, mausoleum, memorial park (see Parks and Open Areas); schools (see Schools); philanthropic institution (see Community Service); Retirement living facility with individual self-contained dwelling units (see Household Living).

K. Utilities

1. Characteristics

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or the general community and possibly having on-site personnel (major utility).

2. Examples

(a) Minor

Examples of minor utilities include lift stations; public transit facilities, including bus shelters, bike share stations; stormwater retention and detention facilities; traction power stations; and water and wastewater pump stations.

(b) Major

Examples of major utilities include electrical generating plants and substations; electrical transmission facilities; incinerators; stormwater pumping station; telephone exchanges; television and radio broadcasting transmitters; static transformer stations; commercial and public utility radio towers; wastewater treatment plants; water treatment plants; water storage facilities; railroads and railroad right-of-way and tracks.

3. Accessory uses

Accessory uses include control, monitoring, data or transmission equipment; parking; cell antennae; storage; and security measures, such as fences.

4. Uses not included

Governmental uses (see Governmental Facilities); maintenance or repair yards and buildings (see Light Industrial Service); park-and-ride facilities (see commercial parking); railroad car barns, yards, sidings and shops (see Heavy Industrial); reservoir (see Parks and Open Areas); telecommunications towers and facilities (see Telecommunications Towers and Facilities); TV and radio studios; and utility offices (see Office);

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Retail, service and commercial use categories

A. Eating establishment

1. Characteristics

Establishments that prepare and sell food for on- or off-premise consumption.

2. Examples

Examples of eating establishments include bakery; small scale catering establishments, small scale; coffee shops; fast food (with or without drive-through); outdoor vendors with permanent facilities; food delivery establishments; restaurant, general; restaurant, limited; and yogurt or ice cream shops.

3. Accessory uses

Accessory uses include decks and patios for outdoor seating; drive-through facilities; live music; hookah bars; off-street customer and employee parking; outdoor cafés or service areas, and valet parking facilities.

4. Uses not included

None

B. Entertainment

1. Characteristics

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors (outdoor entertainment) or within a number of structures (indoor entertainment).

2. Examples

(a) Indoor entertainment

Examples of indoor entertainment uses include adult entertainment establishment; indoor entertainment activities such as bowling alleys, game arcades, pool halls, dance halls, indoor firing ranges; and movie or other theaters; and membership clubs and lodges.

(b) Outdoor entertainment

Examples of outdoor entertainment uses include amusement park; outdoor batting cages; golf driving ranges, miniature golf facilities; dog or horse track; fairgrounds; riding academy or boarding stable; stadiums and arenas; and water parks.

3. Accessory uses

Associated offices; concessions; food preparation and dining areas; maintenance facilities; parking; and restaurants.

4. Use not included

Botanical gardens; nature preserves; golf courses or country clubs (see Parks and Open Areas).

C. Office

1. Characteristics

Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. These uses are compatible with residential uses and generate minimal traffic. Accessory uses generally have no external access or signs.

2. Examples

Examples of offices include advertising offices; business management consulting; counseling in an office setting; day labor employment agency; data processing; financial services, such as lenders, investment or brokerage houses, collection agencies, or real estate and insurance agents; government; professional services such as lawyers, accountants, bookkeepers, engineers, or architects; medical or dental offices or clinics, including doctors, physicians, dentists or psychologists; sales office; trade or commercial school; travel agency; television and radio studios; and utility offices.

3. Accessory uses

Accessory uses include cafeterias; child care; health facilities; meeting rooms; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises; other amenities primarily for the use of on-site employees; small retail operations for on-site workers (with limited external

signage); small retail operations for on-site workers (with limited external signage); small personal service operations for on-site workers (with limited external signage); telecommunications facilities; and technical libraries.

4. Uses not included

Branch banks (see Retail Sales and Service, Personal-service); contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial Service); mailing or stenographic services (see Light Industrial Service); mail-order houses (see Wholesale Trade); offices that are part of and located with a principal use in another category (see Accessory Uses); research, testing and development laboratories (light industrial service); urgent care or emergency medical offices (see Retail Sales and Service, Personal-services Oriented).

D. Overnight accommodations

1. Characteristics

Residential units arranged for short term stays of less than 30 days for rent or lease.

2. Examples

Examples of overnight accommodations include bed and breakfast establishments; condominium hotels; dwelling rentals; recreational vehicle parks and campgrounds; extended-stay facilities; hotels and motels; resort hotels and inns; and time-shared interval ownership facility.

3. Accessory uses

Accessory uses include associated offices; food preparation and dining facilities; laundry facilities; limited storage; meeting facilities; parking; and swimming pools and other recreational facilities

4. Uses not included

Transient lodging or shelters for the homeless (see Social Service Institutions).

E. Parking, commercial

1. Characteristics

Facilities that provide parking not accessory to a specific use for which a fee may or may not be charged.

2. Examples

Examples of commercial parking include mixed parking lots (partially accessory to a specific use, partly to rent for others); public transit park-and-ride facilities; and short- and long-term fee parking facilities.

3. Accessory uses

Accessory uses include parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby (see Accessory Use); sales or servicing of vehicles (see Vehicle Sales and Service).

4. Uses not included

Parking facilities accessory to other permitted uses.

F. Retail sales and service

1. Characteristics

Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or entertainment to the general public.

2. Examples

(a) Sales-oriented

Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; appliances; art and antiques; art supplies; auto supplies; baked goods; bicycles; building supplies and lumber; books, stationary, cards; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; meat or fish markets, and delicatessens; dry goods; electronic equipment; fabric; flowers; furniture; garden supplies; gifts; groceries; hardware; home improvements; household products; jewelry; liquor; medical supplies; musical instruments; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; office supplies and equipment; open air markets; plants; printed material; produce; second-hand stores; sporting goods; stationery; tobacco and related products; vehicle parts; videos; and farmers markets or farm stand.

(b) Personal service-oriented

Examples of personal service-oriented retail sales and service include animal care facilities, veterinary clinics, animal hospitals; athletic or health clubs; branch banks; bike shops; body art studios; dance, art, fitness/wellness, gymnastic or music studios or classes; dry-cleaning drop-off stations; hair, nail, tanning and personal care services; laundromats; massage therapy; mortuaries or funeral homes; music conservatory or music instruction; pawn shops; photocopy, blueprint and quick-sign services; photographic studios; psychics and mediums; private postal services; security services; taxidermists; urgent care or emergency medical offices; and technical equipment and support services.

(c) Repair-oriented

Examples of repair-oriented retail sales and service include locksmiths; repair of appliances, bicycles, canvas products, clocks, computers, guns, jewelry, musical instruments, office equipment, radios, shoes, televisions and watches; tailors and milliners; and upholsterers.

3. Accessory uses

Accessory uses include associated offices; crematorium; food preparation and dining areas; manufacture or repackaging of goods for on-site sale; parking; parking lot/sidewalk sales; production services; public transit facilities, including bus shelters, bike share stations; and storage of goods.

4. Uses not included

Adult entertainment; large-scale catering (see Light Industrial Service); laundry and dry-cleaning plants (see Light Industrial Service); lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation (see Wholesale Trade); repair and service of motor vehicles, motorcycles, recreational vehicles, boats, and light and medium trucks (see Vehicle Sales and Service);

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restaurants (see Eating Establishments); sale or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures (see Wholesale Trade).

G. Self-service storage

1. Characteristics

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

2. Examples

Typical uses include mini-warehouses; and self-storage warehouses.

3. Accessory uses

Accessory uses include leasing offices; outside storage of boats and campers; and single residential unit for security purposes.

4. Uses not included

Rental of light or medium trucks (see Vehicle Sales and Service); storage areas used as manufacturing uses (see Light Industrial Services); storage areas used for sales, service and repair operations (see Retail Sales and Service); transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred (see Warehouse and Freight Movement)

H. Vehicle sales and service

1. Characteristics

Direct sales of and service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles.

2. Examples

Examples of vehicles sales and service include fuel stations; body shops, auto paint shops, upholstery shops; auto detailing, auto repair, battery sales and installation, quick lubrication facilities, tire sales and mounting, car washes; towing service; vehicle sales, rental, or leasing facilities, including passenger vehicles, motorcycles, light and medium trucks, boats and other recreational vehicles.

3. Accessory uses

Accessory uses include associated offices; parking; sales of parts; towing vehicle fueling; and vehicle storage.

4. Uses not included

Refueling facilities for fleet vehicles that belong to a specific use (see Accessory Use); retail sales of farm equipment and machinery and earth moving and heavy construction equipment (see Heavy Industrial); vehicle parts sales as a principal use (see Retail Sales and Service).

Industrial use categories

A. Light industrial service

1. Characteristics

§12.2.6. Firms are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

2. Examples

Examples of light industrial service include agricultural implement sales/service; building, heating, plumbing or electrical contractors; building maintenance facilities and services; contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site; carpet cleaning plants; clothing or textile manufacturing; commercial bakeries; crematoriums; dry cleaning plants; exterminators; mailing and stenographic services; manufacture or assembly of consumer equipment, instruments (including musical instruments), precision items and other electrical items; manufacture or production of artwork and toys; medical or dental laboratories; movie production facilities; photo-finishing laboratories; printing, publishing and lithography; production of artwork and toys; research, testing and development laboratories; sign making; storage areas used as manufacturing uses; maintenance or repair yards and buildings; truck stop or truck plaza; vehicle and equipment maintenance facilities; welding, machine and tool repair shops; woodworking, including cabinet makers and furniture manufacturing.

3. Accessory uses

Accessory uses include cafeterias; child care; employee recreational facilities; offices; parking; on-site repair facilities; single residential unit for security purposes; and storage.

4. Uses not included

Manufacture and production of goods from composting organic material (see Waste-related Service); and catering establishments, small-scale (see Eating Establishments).

B. Manufacturing and production

1. Characteristics

Manufacturing and production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

2. Examples

Advertising display construction/sign shop; asphalt, concrete or redi-mix plant; bakery, large scale; boatworks; custom building; concrete batching and asphalt mixing; catering establishment, large-scale; food and related products processing; food processing and

packing; lumber mills; manufacture or production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; manufacture or assembly of machinery, vehicles, or appliances; manufacture, production or fabrication of metals or metal products including enameling and galvanizing, manufactured housing unit production and fabrication; monument works; movie production facilities; ornamental iron work shop; printing, publishing and lithography; pulp and paper mills and other wood products manufacturing; research laboratory, including but not limited to pure research, product development, pilot plants and research manufacturing facilities; slaughterhouse; meat packing; weaving or production of textiles or apparel; and woodworking, including cabinet makers.

3. Uses not included

Manufacturing of goods to be sold primarily on-site and to the general public (See Retail Sales and Service); manufacture and production of goods from composting organic material (See Waste-Related Uses).

C. Heavy industrial

1. Characteristics

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

2. Examples

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause; animal processing, packing, treating, and storage; livestock or poultry slaughtering; processing of food and related product; production of chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products; production or fabrication of metals or metal products including enameling and galvanizing; sawmill; bulk storage of flammable liquids; stockyards and other animal concentrations; concrete batching and asphalt processing and manufacture; earth moving and heavy construction equipment; manufacturing of acid, acetylene, cement lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, fertilizer poisons, explosives, glue, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials; distillation of bones; explosives manufacture or storage; fat rendering; smelting of ores; oil refining; railroad car barns, yards, sidings and shops; and wholesale storage of petroleum products.

3. Accessory uses

Accessory uses include cafeterias; drainage structures; offices; parking; product repair; repackaging of goods; and warehouses.

4. Uses not included

Animal waste processing (see Waste-related Service); repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service); stores selling, leasing, or renting consumer, home and business goods (see

Retail Sales and Service).

D. Warehouse and freight movement

1. Characteristics

Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

2. Examples

Examples of warehouse and freight movement include cold storage plants, including frozen food lockers; household moving and general freight storage; parcel services; separate warehouses used by retail stores such as furniture and appliance stores; stockpiling of sand, gravel, or other aggregate materials; and transfer and storage businesses, where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

3. Accessory uses

Accessory uses include cafeterias; child care; employee recreational facilities; offices; parking; outdoor storage yard; single residential unit for security purposes; and truck fleet parking and maintenance areas.

4. Uses not included

Mini-warehouses, multi-story enclosed storage facilities or storage garages (see self-service storage); solid or liquid waste transfer or composting (see Waste-related Service).

E. Waste-related service

1. Characteristics

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

2. Examples

Examples of waste-related service include animal waste processing; landfill; manufacture and production of goods from composting organic material; recycling centers; solid or liquid waste transfer; separation and disposal facilities, including incinerators; and wrecking or salvage yard.

3. Accessory uses

Accessory uses include offices, parking, on-site refueling and repair, recycling of materials, and repackaging and shipment of by-products.

4. Uses not included

Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight Movement).

F. Wholesale trade

1. Characteristics

Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, agricultural, or commercial businesses. The uses emphasize on-site sales

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or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

2. Examples

Examples of wholesale trade include lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation; beverage distribution facilities; mail-order houses; sale or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; wholesale of food, clothing, auto parts and building hardware.

3. Accessory uses

Accessory uses include cafeterias, child care, minor fabrication services, offices, parking, product repair, repackaging of goods, single residential unit for security purposes, and warehouses.

4. Uses not included

Stores selling, leasing, or renting consumer, home and business goods (see Retail Sales and Service); warehouse and freight movement uses (see Warehouse and Freight Movement).

Other use categories

§12.2.7.

A. Agriculture

1. Characteristics

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

2. Examples

Animal boarding, outdoor; animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals; apiculture, aquaculture, dairying, personal or commercial animal breeding and development; community garden; greenhouse or nursery; floriculture, horticulture, pasturage, row and field crops, viticulture, sod farm, silviculture; livestock auction; milk processing plant; packing house for fruits or vegetables; plant nursery; and poultry slaughtering and dressing.

3. Accessory uses

Aircraft landing strip or helicopter landing facility (private); ancillary indoor storage; associated offices; auction ring; barns, garages, sheds, silos, stables (noncommercial); dock or pier (noncommercial); home occupations; housing for ranch or farm labor sale of agricultural products; and u-pick facilities.

4. Uses not included

Animal waste processing (see Waste-related Service); borrow pit, mining (see resource extraction); citrus concentrate plant, commercial feed lot, livestock slaughtering, processing of food and related products (see Heavy Industrial); commercial hunting or fishing camp, dude ranch (see Recreation, Outdoor); garden center (see Retail Sales and Service); riding academy or public stable (see Recreation, Outdoor); and recyclable

construction material storage, solid or liquid waste transfer or composting, (see Waste-related Service); and railroad right-of-way, new (see Utilities).

B. Resource extraction

1. Characteristics

Characterized by uses that extract minerals and other solids and liquids from land.

2. Examples

Examples include mining; extraction of phosphate or minerals; and extraction of sand or gravel, borrow pit.

3. Accessory uses

Accessory uses include ancillary indoor storage; associated offices; equipment storage; resource processing; and stockpiling of sand, gravel, or other aggregate materials.

4. Uses not included

Asphalt plant (see Heavy Industrial); recyclable construction material storage (see Waste-related Service); solid or liquid waste transfer or composting (see Waste-related Service).

C. Telecommunications facilities

1. Characteristics

Telecommunications facilities are signal distribution systems used or operated by a telecommunications carrier under a license from the FCC consisting of a combination of improvements and equipment including (i) one or more antennas, (ii) a supporting structure and the hardware by which antennas are attached; (iii) equipment housing; and (iv) accessory building and equipment such as signal transmission cables and miscellaneous hardware.

2. Accessory uses

Accessory uses may include transmitter facility buildings.

3. Examples

Examples include broadcast towers, attached telecommunications facilities, telecommunications support towers and point-to-point microwave towers.

4. Uses not included

Amateur radio facilities that are owned and operated by a federally-licensed amateur radio station operator and receive-only antennas (see¹e Accessory Uses); radio and television studios (see Office category).

D. Unclassified

Unclassified uses are uses that cannot reasonably be categorized as currently adopted according to the comprehensive use classification system of this section because the use is qualified by special or unique standards or procedures not normally associated the use or its characteristic.

¹ Moved from definitions.