

## PART II - CODE OF ORDINANCES

### CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

#### Article 30-3: Zoning Districts

#### 30-3.E. Business Base Zoning Districts

#### 30-3.E.9. Heavy Industrial (HI) District

HI HEAVY INDUSTRIAL DISTRICT	PURPOSE	
	The Heavy Industrial (HI) District is established and intended to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicle, materials, and goods, and greater potential for adverse environmental and visual impacts.	
DIMENSIONAL STANDARDS		
DIMENSIONAL STANDARD	PRINCIPAL USES	ACCESSORY STRUCTURES
Lot area, min. (sq. ft.)	40,000	n/a
Lot width, min. (ft.)	100	n/a
Lot coverage, max. (% of lot area)	75	[1]
Height, max. (ft.)	90; 50 when abutting a single-family residential district	
Front and corner setback, min. (ft.)	The lesser of: 50 feet or 75 feet from street centerline of private streets	Not allowed in front, side, or corner side yard areas
Side setback, min. (ft.)	15; 100 where abutting a residential zoning district	
Rear setback, min. (ft.)	20; none where abutting a railroad right- of-way; 50 where abutting a residential zoning district	5; 75 where abutting a residential zoning district
Spacing between buildings, min. (ft.)	20	5
NOTES:		
[1] Accessory structures/use areas shall not exceed the lesser of: 5,000 square feet in size or 30 percent of the allowable lot coverage.		

Figure 30-3.E.9.a:  
HI Typical Lot Pattern

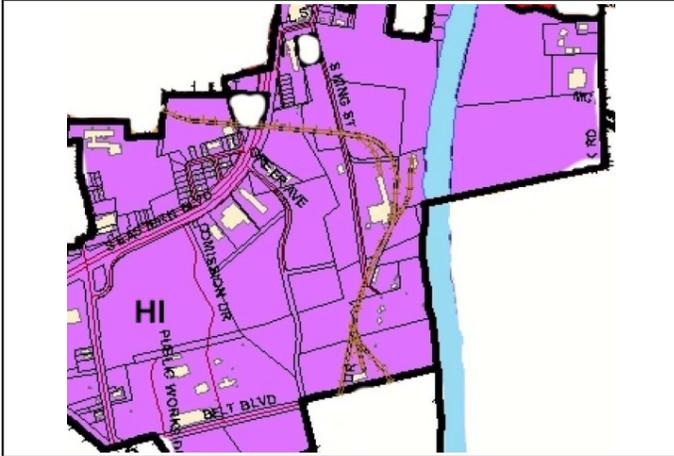
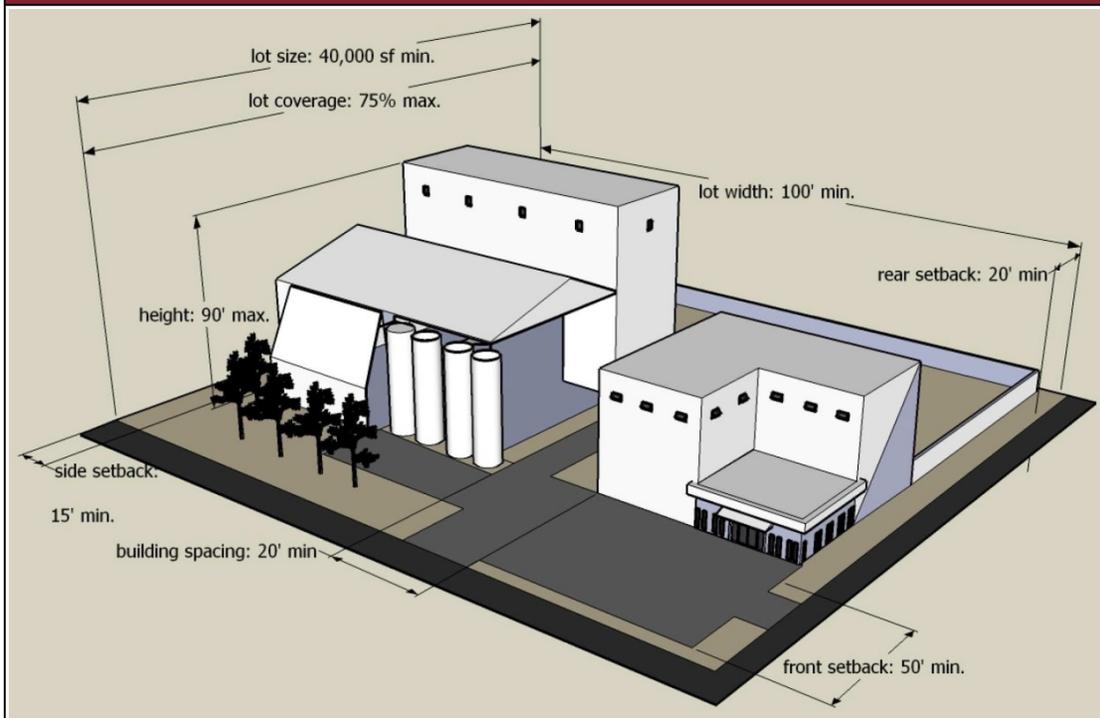


Figure 30-3.E.9.b:  
HI Typical Building Form



Figure 30-3.E.9.c: HI Typical Building/Lot Configuration



(Ord. No. S2011-014, § 1.3, 11-28-2011; Ord. No. S2012-001, Pt. 3, § 3.2, 1-23-2012)

Effective on: 11/18/2013

## PART II - CODE OF ORDINANCES

### CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

#### Article 30-4: Use Standards

#### 30-4.A. Use Table

#### 30-4.A.2. Use Table

#### 30-4.C.2.b.3 Extractive Industry

<b>Table 30-4.A.2 Use Table</b> <b>P = Permitted Use S = Special Use</b> <b>MP = Allowed Subject to a Planned Development Master Plan</b> <b>"/" = Prohibited Use [1]</b>																							
USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS		
		SPECIAL		RESIDENTIAL					BUSINESS								PLANNED DEVELOPMENT						
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP <sup>4</sup>	LI	HI	PD -R		PD-EC	PD-TN
<b>AGRICULTURAL USE CLASSIFICATION</b>																							
Agriculture	Plant nursery	S	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30-4.C.1.
	All other agriculture	P	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	
	Urban Agriculture	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	/	P	/	/	/	/	30-4.C.1.
Agricultural Support and Services	Equestrian facility	/	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30-4.C.1.	
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	/	S	/	/	/	/	P	/	/	/	/	30-4.C.1.	
<b>RESIDENTIAL USE CLASSIFICATION</b>																							
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	/	P	/	/	/	/	/	/	30-4.C.2.	
	Dwelling/Unit, live/work	/	/	/	/	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.	
	Dwelling, multi-family	/	/	/	/	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30.5.H	
	Dwelling, single-family attached [3]	/	/	/	S	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-5.H	

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		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD-EC		PD-TN
	Dwelling, single-family detached	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	/	MP	30-5.G
	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	30-5.P
	Dwelling, two- to four-family	/	/	S	S	S	P	/	P	P	S	/	P	/	P	/	/	/	/	MP	/	MP	30-4.C.2.
	Dwelling, upper story	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
Group Living	Dormitory	/	/	/	/	/	P	/	P	/	P	/	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.2.
	Therapeutic home	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Fraternity or sorority house	/	/	/	/	/	S	/	P	/	P	/	P	/	P	P	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	S	S	S	S	S	S	S	/	/	/	/	MP	/	MP	30-4.C.2.
	Group home, Small	/	/	P	P	P	P	P	P	P	S	P	P	P	P	/	/	/	/	MP		MP	30-4.C.2.
	Rooming or boarding house	/	/	/	/	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Transitional housing								S	S	S	S	S	S	S	/	/						30-4.C.2.
<b>PUBLIC AND INSTITUTIONAL USE CLASSIFICATION</b>																							
Community Services	Community center	S	P	S	S	P	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Cultural facility	/	/	/	/	S	S	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Day Resource Center	/	/	/	/	/	/	/	/	/	/	S	S	/	S	/	/	S	P	/	/	/	30-4.C.3.
	Library	/	/	S	S	S	P	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Museum	/	/	/	/	S	S	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Youth club facility	/	/	/	/	S	P	/	/	S	P	P	P	P	P	/	/	/	MP	/	MP		
Day Care	Adult day care center	/	/	S	S	S	S	S	P	P	P	P	P	P	/	/	/	MP	MP	MP			
	Child care center	/	/	S	S	S	S	S	P	P	P	P	P	P	P	S	/	/	MP	MP	MP	30-4.C.3.	
Educational Facilities	College or university	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	School, elementary	/	S	S	S	S	S	/	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.		
	School, middle	/	S	S	S	S	S	/	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.		

**Table 30-4.A.2 Use Table**  
**P = Permitted Use S = Special Use**  
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USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS		
		SPECIAL		RESIDENTIAL					BUSINESS									PLANNED DEVELOPMENT					
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MIU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD -EC	PD -TN
	School, high	/	S	S	S	S	S	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.	
	Vocational or trade school	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.	
Governmental facilities	Government maintenance, storage, or distribution facility	/	S	/	/	S	S	/	S	S	S	P	S	P	/	P	P	P	/	MP	MP	/	
	Government office	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	P	/	MP	MP	MP		
	Post office	/	/	/	/	/	S	/	P	P	P	P	P	P	P	/	P	/	MP	MP	MP		
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	P	/	P	P	/	/	P	/	MP	MP		
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	P	P	S	/	S	/	/	P	/	MP	MP	MP	30-4.C.3.
	Hospital	/	/	/	/	/	/	/	P	/	/	P	P	P	P	/	/	P	/	MP	/	30-4.C.3.	
	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	P	P	P	P	P	P	S	P	/	MP	MP	MP		
	Medical or dental lab	/	/	/	/	/	/	/	P	/	P	/	P	P	P	/	P	P	/	MP	/	(Reserved)	
	Medical treatment facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	MP	/	30-4.C.3.	
	Outpatient facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	MP	/		
Institutions	Assisted living facility	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Auditorium	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.	
	Club or lodge	/	/	/	/	/	S	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Convention center	/	/	/	/	/	/	/	P	/	/	P	P	P	P	/	/	/	MP	/	30-4.C.3.		
	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	MP	/	MP	30-4.C.3.	
	Nursing home	/	/	/	/	S	S	/	P	P	P	P	P	S	S	/	/	/	MP	MP	MP		
	Psychiatric treatment facility	/	/	/	/	/	/	/	S	/	S	S	/	/	S	/	/	/	/	MP	/		
	Religious institution	/	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	30-4.C.3.
Parks and Open Areas	Arboretum or botanical garden	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Cemetery	S	S	S	S	S	S	/	S	S	S	P	P	/	/	/	/	/	/	/	/	30-4.C.3.	
	Columbaria, mausoleum	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	P	/	/	/	/		
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	/	/	MP	MP	MP		

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		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD -EC	PD -TN
	Golf course, public	S	P	P	P	S	P	/	P	/	P	P	P	/	/	/	/	/	/	MP	MP	MP	
	Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Public square or plaza	/	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	P	MP	MP	MP	
Public Safety	Correctional facility	/	S	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	P	/	/	/	30-4.C.3.
	Fire or EMS facility	/	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
	Police substation	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
	Police station	/	P	S	S	S	P	S	P	P	P	P	P	P	P	/	/	P	P	MP	MP	MP	
Transportation/Communication	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	S	/	S	S	S	S	S	S	P	/	/	/	MP	/	30-4.C.3.
	Passenger terminal, surface transportation	/	/	/	/	/	S	/	P	S	P	P	P	P	P	/	P	P	P	MP	MP	MP	
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.	
	Telecommunications antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.	
	Telecommunications antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.	
	Telecommunications tower, freestanding	/	S	S	S	S	S	/	S	S	S	S	S	/	/	P	S	S	S	MP	MP	MP	30-4.C.3.
	Utility, major	/	S	S	S	S	S	/	S	S	S	P	S	S	/	/	P	P	P	/	MP	/	30-4.C.3.
	Utility, minor	S	P	P	P	P	P	P	P	P	/	P	P	P	P	P	P	P	MP	MP	MP		
COMMERCIAL USE CLASSIFICATION [1]																							
Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Animal Care	Animal grooming	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	
	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	P	S	/	S	/	/	P	/	/	MP	/	
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	/	/	MP	/	
	Veterinary clinic	/	S	/	/	/	/	/	P	S	P	P	S	P	P	/	/	/	/	MP	/	/	

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		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
Conference and Training Centers	Conference or training center	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30-4.C.4.
Eating Establishments	Dinner theater	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Restaurant, with indoor or outdoor seating [4]	/	/	/	/	/	S	/	S	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	P	P	S	/	/	/	P	/	/	/	MP	/	30-4.C.4.
	Specialty eating establishment [4]	/	/	/	/	/	S	/	/	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Food truck court	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	P	P	/	/	/	30-4.B.5.
Offices	Business services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	30-4.C.4.
	Corporate headquarters	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Financial services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	MP	MP	MP		
	Professional services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	S	P	S	P	P	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Parking, Commercial	Parking lot	/	/	/	/	/	/	/	P	S	P	P	P	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Parking structure	/	/	/	/	/	/	/	S	S	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	30-4.C.4.
Recreation/ Entertainment, Indoor	Commercial recreation, indoor	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Theater	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	S	P	S	P	P	P	/	/	/	/	MP	/	30-4.C.4.
	Golf course, private	S	S	S	S	S	S	/	P	/	S	P	S	/	/	/	/	/	/	MP	MP	MP	
	Athletic field and clubhouse	P	P	S	S	S	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	
	Golf driving range	S	S	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	MP	MP	MP	
	Swimming pool, private	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	/	/	/	MP	MP	MP	30-4.C.4.

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	Swimming pool, non-profit	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.	
	Tennis court	/	P	P	P	P	P	P	P	P	P	P	P	/	/	/	P	/	/	MP	MP	MP	30-4.C.4.	
	Other commercial recreation, outdoor	/	/	/	/	/	S	/	/	S	S	P	P	P	P	/	/	P	P	MP	MP	MP		
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.	
	Entertainment establishment	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	/	MP	MP	MP			
	Gasoline sales	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	/	/	MP	MP	MP	30-4.C.4.		
	Crematory	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	P	P	/	/	/			
	Financial institution, without drive-through service [4]	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	/	/	MP	MP	MP			
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	S	P	P	P	S	P	P	P	/	/	/	MP	/	30-4.C.4.	
	Funeral home	/	/	/	/	/	/	/	/	/	P	P	S	P	P	/	/	/	/	MP	/			
	Laundromat	/	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Personal services establishment	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	30-4.C.4.	
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	/	MP	/		
	Repair establishment	/	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.
	Convenience store, without gas sales	/	/	/	/	/	P	/	/	/	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Convenience store, with gas sales [4]	/	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	P	/	MP	MP	MP	30-4.C.4.	
	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	P	/	/	/	P	P	P	P	P	P	/	P	/	MP	MP	MP		
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	/	/	/	S	P	P	P	S	P	/	P	P	/	/	MP	/	30-4.C.4.
Flea market	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	P	/	/	/	/	30-4.C.4.		

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**P = Permitted Use S = Special Use**  
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USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS			
		SPECIAL		RESIDENTIAL						BUSINESS									PLANNED DEVELOPMENT					
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD- EC	PD- TN	
	Grocery store	/	/	/	/	/	/	/	/	/	P/S	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.	
	Liquor store	/	/	/	/	/	/	/	/	/	/	P	P	P	P	/	/	/	/	MP	MP	MP		
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	/	P	P	P	P	/	S	S	/	/	MP	/	30-4.C.4.	
	Electronic gaming operation	/	/	/	/	/	/	/	/	/	/	P	S	/	/	/	/	S	/	/	/	MP	30-4.C.4.	
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	/	P/S	P	P	P	P	/	P	/	/	MP	MP	MP		
	Brewpub	/	/	/	/	/	/	/	/	/	S	P	P	P	P	/	/	/	/				30-4.C.4.	
Self-Service Storage	Mini-warehouse (with external access)	/	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	P	P	/	MP	/	30-4.C.4.
	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	/	P	P	P	P	/	/	P	P	/	MP	/		
Vehicle Sales and Services, Heavy	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/		
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	S	/	/	S	/	/	P	P	/	/	/	30-4.C.4.	
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	30-4.C.4.	
	Transmission shop	/	/	/	/	/	/	/	/	/	/	S	/	/	P	P	/	P	P	/	MP	/	30-4.C.4.	
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	P	P	/	MP	/		
	Truck stop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/		
Vehicle Sales and Services, Light	Automotive parts and installation	/	/	/	/	/	/	/	/	/	P	P	/	S	S	/	/	P	/	/	/	/	30-4.C.4.	
	Automobile repair and servicing (without painting/body-work)	/	/	/	/	/	/	/	/	/	S	P	S	/	S	/	/	P	P	/	MP	/	30-4.C.4.	
	Automobile sales or rentals	/	/	/	/	/	/	/	/	/	P	P	S	P	P	P	/	P	/	/	MP	/	30-4.C.4.	
	Car wash or auto-detailing	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	/	MP	MP	MP	30-4.C.4.	
	Taxicab service	/	/	/	/	/	/	/	/	/	/	S	P	P	P	/	/	/	/	/	MP	/		

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		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT					
		CD	AR	SF-15	SF-10	SF-6	MR-5	MH	OI	NC [3]	LC	CC	MU	DT-1	DT-2	UC	BP <sup>4</sup>	LI	HI	PD-R	PD-EC		PD-TN	
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	/	P	P	/	/	P	/	/	P	P	/	MP	/	30-4.C.4.
Visitor Accommodations	Bed and breakfast inn	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.	
	Hotel or motel [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.	
	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.	
	Tourist Home	/	/	/	/	/	S	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.	
INDUSTRIAL USE CLASSIFICATION [1]																								
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	30-4.C.5.	
Industrial Services	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/		
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/		
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/		
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	P	P	/	/	/	30-4.C.5.	
	Machine shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Office-warehouse	/	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	/	S	P	P	P	/	P	/	P	P	P	/	MP	/	30-4.C.5.
	Research and development	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	P	P	P	/	MP	/		
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	P	P	/	/	/	30-4.C.5.
Manufacturing and	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	MP	/		

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Production	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	P	/	MP	/	30-4.C.5.
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/	
	Research and Technology Production	/	/	/	/	/	/	/	/	S	P	P	/	/	P	/	/	P	P	/	/	/	
	Microbrewery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.
	Microdistillery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/		
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/	30-4.C.5.	
	Parcel services	/	/	/	/	/	/	/	/	/	P	/	S	P	/	/	P	P	/	MP	/	30-4.C.5.	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/		
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/		
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
Waste-Related Services	Energy recovery plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	S	/	/	/	30-4.C.5.	
	Hazardous waste collection sites	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/		
	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	P	/	/	/		
	Land application of wastes	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Landfill, land clearing and inert debris or construction debris	/	S	/	/	/	/	/	S	/	/	S	S	/	/	/	S	S	/	/	/	30-4.C.5.	
	Landfill, sanitary	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling center	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling drop-off center	/	/	/	/	S	S	S	P	P	P	P	/	P	/	/	P	P	MP	MP	MP	30-4.C.5.	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30-4.C.5.
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Waste composting	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	S	P	/	/	MP	/	30-4.C.5.

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**NOTES:**

- [1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage developments require a Neighborhood Compatibility Permit (see Section 30-2.C.21).
- [2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overlay district.
- [3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.
- [4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recreation facility within the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and Convenience Stores with gas sales and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 feet from the nearest access road to that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major intersection. These use types in a BP Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.I Commercial, Office and Mixed Use Design Standards.
- [5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 30-5.I Definitions.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, § 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023)

Effective on: 4/15/2021