

CHAPTER 3

USE CLASSIFICATION

11-301. 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.

11-302 Listing of Activity Classifications.

All activities are hereby classified into the following activity types:

A. Residential Activities:

(1) Permanent

- (a) Dwelling, attached
- (b) Dwelling, one-family detached
- (c) Dwelling, semi-attached
- (d) Dwelling, two-family detached
- (e) Dwelling, mobile home
- (f) Dwelling, multi-family
- (g) Mobile Home Park

(2) Semi-Permanent:

- (a) Apartment Hotel
- (b) Boarding or Rooming Houses
- (c) 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) Intermediate Impact
- (9) Personal and Group Care Facilities
- (10) Religious Facilities

C. Commercial Activities:

- (1) Animal Care and Veterinarian Services
- (2) Automotive Parking
- (3) Automotive Service and Repair
- (4) Building Materials and Farm Equipment
- (5) Consumer Repair Services
- (6) Construction Sales and Services
- (7) Convenience Commercial
- (8) Entertainment and Amusement Services
- (9) Financial, Consulting, and Administrative
- (10) Food and Beverage Service
- (11) Food Service - Drive-in
- (12) General Business and Communication Services
- (13) General Personal Service
- (14) General Retail Trade
- (15) Group Assembly
- (16) Medical and Professional Services
- (17) Transient Habitation
- (18) Transport and Warehousing
- (19) Vehicular, Craft, and Related Equipment Sales, Retail and Delivery
- (20) 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) Commercial Feed Lots and Stockyards

11-303. 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. The accessory uses permitted are presented with the regulation section of each district as set forth in this Title.

11-304. 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.

11-305. 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 herein.

- (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, halfway houses, and prisons, except as provided by general law of the state. 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

11-306. Community Facility Activities

A. Administrative Services: The activities typically performed by public, utility, and nonprofit private administrative offices. These activities would include:

- (1) City, County, State, and Federal Offices
- (2) Civil Defense Facilities
- (3) Court Buildings
- (4) Fire Department Facilities
- (5) Police Department Facilities
- (6) Post Offices

B. Community Assembly: 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:

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

C. Community Education: The activities typically performed by the following institutions:

- (1) Public and Private Nursery Schools
- (2) Kindergarten, Primary, and Secondary Schools

D. Cultural and Recreational Services: 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:

- (1) Art Galleries
- (2) Libraries
- (3) Museums
- (4) Parks, Playgrounds, and Playfields
- (5) Planetariums and Aquariums
- (6) Recreational Centers and Gymnasiums
- (7) Swimming Pools and Beaches
- (8) Zoological and Botanical Gardens

E. Essential Services: Includes the maintenance and operation of the following installations:

- (1) Electrical and Gas Substations
- (2) Electric, Gas, Water, and Sewer Distribution and Collection Lines
- (3) Pumping Facilities for Water and Sewer Systems
- (4) Rights-of-Way for Transportation Modes
- (5) Telephone Switching Facilities

F. Extensive Impact Facilities: 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:

- (1) Airports, Air Cargo Terminals, Heliports, or Other Aeronautical Devices
- (2) Correction and Detention Institutions
- (3) Electricity Generating Facilities and Transmission Lines
- (4) Garbage Incineration Plants including Cogeneration Facilities
- (5) Major Fuel Transmission Lines and Facilities
- (6) Major Mail Processing Centers
- (7) Military Installations
- (8) Public and Private Utility Corporations and Truck Yards, including Storage yards
- (9) Radio and Television Transmission Facilities
- (10) Railroad, Bus, and Transit Terminals
- (11) Railroad Yards and Other Transportation Equipment Marshalling and Storage Yards
- (12) Sewage Treatment Plants
- (13) Stadiums, Sports Arenas, Auditoriums, and
- (14) Bandstands

G. Health Care Facilities: Include the activities typically performed by the following institutions but not including the offices, clinics, etc., of private physicians or other health care professionals:

- (1) Centers for Observation or Rehabilitation
- (2) Convalescent Homes
- (3) Hospitals
- (4) Medical Clinics

H. Intermediate Impact Facilities: 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:

- (1) Cemeteries, Columbarium's, and Mausoleums
- (2) Colleges, Junior Colleges, and Universities, but excluding Profit-Making Business Schools
- (3) Commercial Boat Docks, Marinas, and Yacht Clubs
- (4) Golf Courses
- (5) Water Storage Facilities
- (6) Funeral Homes and Crematory Services

I. Personal and Group Care Facilities: The activities and facilities to provide for the care of preteen age 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 or long-term care or medical rehabilitation and also excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include:

- (1) Associations for Physically or Mentally Handicapped Persons
- (2) Day Care Facilities
- (3) Group Home for Physically or Mentally Handicapped Persons
- (4) Nursing Homes
- (5) Retirement or Rest Homes

J. Religious Facilities: The activities or facilities utilized by various religious organizations for worship or community services functions but excluding any facility the primary function of

which is to produce products or printed matter for sale or general distribution. The activities include:

- (1) Chapels
- (2) Churches
- (3) Convents or Monasteries
- (4) Sanctuaries
- (5) Synagogues
- (6) Temples

11-307. Commercial Activities

A. Animal Care and Veterinarian Services: Include the provision of animal care, treatment, and boarding services.

- (1) Veterinarian Clinics and Kennels

B. Automotive Parking: Includes the parking and/or storage of motor vehicles but excluding junk or scrap vehicles.

C. Automotive Services and Repair: Includes the sale, from the premises, of goods and the provision of services which are generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs, as well as clean-up, painting and repair of automotive vehicles, including body work and installation of accessories.

- (1) Auto Cleaning and Repair Services
- (2) Auto Glass Repair and Replacement Shops
- (3) Auto Inspection and Diagnostic Services
- (4) Auto Paint Shops
- (5) Auto Towing Services
- (6) Car Washes
- (7) Gasoline, Fuel, and Oil Sales and Services
- (8) Radiator and Muffler Shops
- (9) Tire Retreading and Repair Shops
- (10) Wheel Alignment and Transmission Repair Shops

D. 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.

- (1) Farm Equipment and Supplies
- (2) Feed Milling and Sales
- (3) Heating, Plumbing, and Electrical Supplies
- (4) Lumber and Other Building Material Dealers
- (5) Retail Nurseries, Lawn and Garden Supply Stores
- (6) Seed Storage and Sales

E. Consumer Repair Services: Include the servicing and repair of appliances, furniture, and equipment generally used or owned by individuals.

- (1) Blacksmith Shops
- (2) Electrical Repair Shops
- (3) Gunsmith Shops
- (4) Instrument Repair Shops
- (5) Lawn Mower Repair Shops
- (6) Locksmith Shops
- (7) Office Equipment Cleaning and Repair
- (8) Refrigeration and Air Conditioning Repair
- (9) Reupholstery and Furniture Repair
- (10) Saddlery Repair Shops
- (11) Watch, Clock, and Jewelry Repair

F. Construction Sales and Services: Includes the offices, buildings, and shops of various types of contractors as well as incidental on-site construction and storage.

- (1) Builder's Hardware
- (2) Carpentering Contractors
- (3) Concrete Contractors
- (4) Excavation Contractors
- (5) General Building Contractors
- (6) Glazing Contractors
- (7) Highway and Street Construction Contractors
- (8) Masonry, Stonework, Tile Setting, and Plastering Contractors

- (9) Painting, Paper Hanging, and Decorating Services
- (10) Plumbing, Heating, and Electrical Contractors
- (11) Roofing and Sheet Metal Contractors

G. 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 which are typically needed frequently or recurrently provided than no establishment shall exceed 5,000 square feet of gross floor area.

- (1) Barber Shops
- (2) Beauty Shops
- (3) Drug Stores
- (4) Grocery Stores (with or without self-service Gasoline Pumps)
- (5) Hardware Store (No outside storage)
- (6) Laundry and Dry-Cleaning Pick-up Stations
- (7) Liquor Stores
- (8) News Stands
- (9) Tobacco Shops

H. Entertainment and Amusement Services: Include the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facility Activities, to assembled groups of spectators or participants.

- (1) Art Galleries (Commercial)
- (2) Batting and Golf Driving Ranges
- (3) Bowling Alleys and Billiard Parlors
- (4) Coin Operated Amusement Arcades
- (5) Dance Halls, Studios, and Schools
- (6) Exhibition Halls and Auditoriums
- (7) Motion Picture Theaters
- (8) Skating Rinks
- (9) Theaters - Legitimate
- (10) Theatrical Producers, Bands, Orchestras, and Entertainers

I. Financial, Consultative, and Administrative Services: Include the provision of financial, insurance, and real estate brokerage services, as well as advice, designs, information, or

consultations of a professional nature (other than those classified as Community Facility Activities, Medical and Professional Service, or Business and Communication Services). These also include the executive, management, or administrative activities of private, profit oriented firms but exclude the sale and/or storage of goods or chattel unless otherwise permitted by this Title.

- (1) Agricultural Credit Institution
- (2) Banking and Bank-Related Functions
- (3) Credit Unions
- (4) Holding and Investment Organizations
- (5) Insurance Carriers, Agents, Brokers, and Services
- (6) Money Management and Investment Offices
- (7) Real Estates Brokers, Managers and Appraisers
- (8) Rediscount and Financing Institutions for Credit Agencies Other than Banks
- (9) Savings and Loan Associations
- (10) Securities Commodities, Brokers, Dealers, and Exchanges
- (11) Title Offices

J. 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.

- (1) Restaurants
- (2) Taverns

K. Food Service Drive-In: 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.

- (1) Drive-In Restaurants
- (2) Fast Food Restaurants with Drive-Thru Services

L. General Business and Communication Services: Include 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 their ordinance.

- (1) Advertising Agencies and Services

- (2) Commercial Cleaning Services
- (3) Commercial Testing Laboratories
- (4) Communication Services
 - (a) Radio and Television Broadcasting Studios
 - (b) Telegraph Offices and Message Centers
 - (c) Telephone Exchanges and Relay Towers
 - (d) Television and Recording Production Studios
- (5) Computer and Data Processing Services
- (6) Credit Reporting, Adjustment, and Collection Agencies
- (7) Detective Agencies and Protective Services
- (8) Drafting Services
- (9) Employment, Personnel, and Temporary Help Services
- (10) Exterminating Services
- (11) Interior Decorator and Consulting Services
- (12) Mailing, Reproduction, and Commercial Art Services
- (13) Management, Consulting, and Public Relations Services
- (14) Membership Organizations
 - (a) Automobile Clubs
 - (b) Better Business Bureaus
 - (c) Chamber of Commerce
 - (d) Labor Unions
 - (e) Political Organizations
 - (f) Professional Associations
- (15) News Syndicates
- (16) Photo finishing Services
- (17) Research and Development Laboratories
- (18) Trading Stamp Services
- (19) Travel Agencies
- (20) Vehicular and Equipment Rental and Leasing Services

M. General Personal Services: Including 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.

(1) Laundry, Cleaning, and Garment Services

(2) Miscellaneous Personal Services

(a) Clothing Rental Agencies

(b) Health Spas

(3) Photographic Studios

(4) Shoe Repair and Hat Cleaning Shops

(5) Special Training and Schooling Services

(a) Art and Music Schools

(b) Barber and Beauty Schools

(c) Business Schools

(d) Dancing Schools/Exercise Studios

(e) Driving Schools

N. General Retail Trade: Include 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.

(1) Antique and Second-Hand Merchandise Stores

(2) Automotive Parts (No exterior Storage)

(3) Book and Stationery Stores

(4) Camera Stores

(5) Candy, Nut and Confectionery Stores

(6) Children's and Infant's Stores

(7) Dairy Products Stores

(8) Department Stores

(9) Drapery, Curtain, and Upholstery Stores

(10) Drug Stores and Proprietary Stores

(11) Family Clothing Stores

(12) Floor Covering Stores

(13) Florists

(14) Fruit Stores and Vegetable Markets

- (15) Furniture Stores
- (16) Furriers and Fur Shops
- (17) Gift Shops
- (18) Grocery Stores
- (19) Hardware Stores (No outside storage)
- (20) Hobby, Toy, and Game Stores
- (21) Household Appliance Stores
- (22) Jewelry Stores
- (23) Liquor Stores
- (24) Luggage Shops
- (25) Meat and Seafood Markets
- (26) Men's and Boy's Clothing and Furnishing Stores
- (27) Miscellaneous Apparel and Accessory Stores

- (a) Custom Tailors
- (b) Shirt Shops
- (c) Sports Apparel Stores
- (d) Uniform Stores

(28) Miscellaneous General Merchandise Stores

- (a) Direct Selling Organizations
- (b) Mail Order Houses

(29) Miscellaneous Home Furnishings Stores

- (a) Bedding and Linen Stores
- (b) Cookware Stores
- (c) Cutlery Stores
- (d) Glassware and China Shops
- (e) Lamp and Shade Shops
- (f) Paint and Wallpaper Stores

- (30) Music Stores
- (31) News Stands
- (32) Radio and Television Stores
- (33) Retail Bakeries

- (34) Self-service Gasoline Pumps
- (35) Sewing and Piece Goods Stores
- (36) Shoe Stores
- (37) Sporting Goods Stores/Gun Shops
- (38) Tattoo Parlor – (1999 BZA Interpretation)
- (39) Tobacco Shops
- (40) Variety Stores
- (41) Women's Accessory and Specialty Stores
- (42) Women's Ready-to-Wear Store

O. Group Assembly: Includes the provisions of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to large groups of assembled spectators and/or participants (500 or more) or that have a substantial potential impact upon adjoining property.

- (1) Amusement Parks
- (2) Commercial Camp Grounds
- (3) Commercial Resorts
- (4) Commercial Sports Arenas and Playing Fields
- (5) Drag Strips
- (6) Race Tracks (Auto, Motorcycle, Dog, and Horse)

P. Medical and Professional Services: Includes the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as testing and analysis and the offices of various other professional the service of which is provided in an office environment.

- (1) Accounting, Auditing, and Bookkeeping Services
- (2) Artists' Studios (excluding Commercial Artists)
- (3) Attorneys and Law Offices
- (4) Chiropractors Offices
- (5) Consulting Scientists
- (6) Dental Offices and Laboratories
- (7) Educational and Scientific Research Services
- (8) Engineering and Architectural Services
- (9) Optometrists

(10) Physicians' Offices and Clinics (Out Patient Services)

(11) Psychologists and Psychotherapists

(12) Songwriters and Music Arrangers

(13) Urban Planning Services

(14) Writers and Lecturers

Q. Transient Habitation: Includes the provision of lodging services to transient guests, having at least 70 percent of its accommodation available on a less-than-monthly basis, other than those classified as Residential Activities:

(1) Hotels

(2) Motels

(3) Tourist Courts

R. Transport and Warehousing: Includes the provision of warehousing, storage, freight handling, shipping, and trucking services.

(1) Bus and Truck Maintenance and Repair

(2) Food Lockers

(3) General Warehousing

(4) Household Goods Storage

(5) Packing and Crating Services

(6) Refrigerated Warehousing

(7) Truck Terminals and Freight Handling Services

(8) Mini-warehouses

S. Vehicular, Craft, and Related Equipment: Includes the retail or wholesale sale or rental from the premises of vehicular and related equipment with incidental maintenance.

(1) Boat and Motor Dealers

(2) Mobile Home Dealers

(3) Motor Vehicle Dealers

(4) Motorcycle Dealers

(5) Recreational Vehicle and Utility Trailer Dealers

T. Wholesale Sales: Include 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:

- (1) Apparel, Piece Goods, and Notions
- (2) Beer, Wine and Distilled Alcoholic Beverages
- (3) Chemicals and Allied Products
- (4) Drugs, Drug Proprietary, and Sundries
- (5) Electrical Goods and Appliances
- (6) Farm Products Raw Materials
- (7) Farm Supplies
- (8) Furniture and Home Furnishings
- (9) Groceries and Related Products
- (10) Hardware, Plumbing, and Heating Equipment and Supplies
- (11) Lumber and Other Construction Materials
- (12) Machinery, Equipment, and Supplies
- (13) Metals and Minerals
- (14) Motor Vehicle and Automotive Parts and Supplies
- (15) Paints, Varnishes, and Supplies
- (16) Paper and Paper Products
- (17) Petroleum and Petroleum Products
- (18) Sporting, Recreational, Photographic, and Hobby Goods
- (19) Tobacco and Tobacco Products
- (20) Toys and Supplies
- (21) Contractor and Professional Offices (Indoor): Includes the offices of specific contractors and professionals whose business does not create a negative impact on adjacent residential property. All storage must be located inside the structure, and no exterior storage is permitted. Minimal fabrications may occur inside the structure, provided there is no noticeable sound outside.
- (22) Engineers and Architects
- (23) Glazing Contractors
- (24) Office Equipment Cleaning and Repair
- (25) Painting, Paper Hanging, and Decorating Services
- (26) Plumbing, Heating and Electrical Contractors
- (27) Roofing Contractors

(As amended by Ordinance 16-17, adding Contractor and Professional Offices (Indoor))

11-308. Manufacturing Activities.

Manufacturing activities include the on-site production of goods by methods other than agricultural or extractive in nature.

A. Limited Manufacturing Activities: Include the following operations:

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

- (a) Apparel and Apparel Accessories
- (b) Art Objects
- (c) Bakery Goods
- (d) Beverages
- (e) Dairy Products
- (f) Instruments for Medical, Dental,
- (g) Engineering, Scientific, and Other Professional Purposes
- (h) Optical Instruments and Lens
- (i) Printed Matter
- (j) Signs

(2) Activities and operations which include the following:

- (a) Book Binding
- (b) Data Processing Service
- (c) Photocopying
- (d) Photoengraving
- (e) Precision Machining of Dies, Jigs, and Fixtures
- (f) Printing
- (g) Publishing
- (h) Record Pressing
- (i) Upholstering
- (j) Welding

(As amended by Ordinance 18-23, removing (non-alcoholic) from Beverages)

B. Intermediate Manufacturing Activities: Include the following:

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

- (a) Cotton Seed Oil*
- (b) Explosives
- (c) Fireworks
- (d) Organic Fertilizers

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

- (a) Abrasive, Asbestos, and Non-metallic Mineral
- (b) Processing*
- (c) Arsenals
- (d) Asphaltic Cement Plants
- (e) Atomic Reactors
- (f) Automobile Wrecking Yards, Scrap and
- (g) Waste Materials (Automobile Graveyard)
- (h) Cement and/or Concrete Plants
- (i) Chemicals manufacturing in excess of 1 ton per day
- (j) Cotton Ginning*
- (k) Fat Rendering
- (l) Foundries
- (m) Grain Milling
- (n) Junk Yards
- (o) Offal Processing
- (p) Ore Reduction
- (q) Paper Mills
- (r) Petroleum Refining
- (s) Pulp Manufacturing
- (t) Radioactive Materials Waste Handling
- (u) Rolling and Finishing of Ferrous Materials*
- (v) Slaughtering of Animals
- (w) Smelting and Refining of Metals and Alloys*
- (x) Steel Works (other than those listed)
- (y) Tanning
- (z) Waste Disposal by Compacting or Incineration, as a principal use

*Not allowed along GI Zoning District Boundary.

C. Extensive Manufacturing Activities: Include all Intermediate Manufacturing Activities (described above) and the exceptions listed above, except as follows:

- (1) Arsenals
- (2) Atomic Reactors
- (3) Explosives Manufacturing and Storage
- (4) Fireworks Manufacturing
- (5) Hazardous Wastes Storage and/or Transfer
- (6) Radioactive Waste Handling
- (7) Sanitary Landfills

The above exceptions may be defined to be included within the Extensive Manufacturing Classification only after proper review by the Board of Appeals in accordance with the Conditional Use Provisions.

11-309. Agricultural, Resource Production, and Extractive Activities

A. Agricultural Services: Include various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto.

- (1) Crop Drying, Storage, and Processing
- (2) Crop Planting, Cultivating, and Protection Services
- (3) Horticultural Services
- (4) Soil Preparation Services
- (5) Veterinary Services for Large Animals

B. Commercial Feed Lots and Stockyards: Include facilities and operations involved in the storage and feeding (other than pasture grazing) of animals for resale or slaughter.

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 commercial feed lots and facilities for the processing, packaging, or treatment of agricultural products.

- (1) Dairies
- (2) Farms

- (3) Raising of Plants, Animals, and Fish
- (4) 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).

- (1) Chemical Fertilizer and Non-metallic Mineral Mining
- (2) Clay, Ceramic, and Refractory Minerals
- (3) Coal Mining
- (4) Crude Petroleum and Natural Gas Production
- (5) Metal Ore and Mineral Mining
- (6) Sand and Gravel Quarrying
- (7) Stone Quarrying

E. Plant and Forest Nurseries: Include the cultivation for sale of horticultural specialties, such as flowers, shrubs, and trees, intended for ornamental, landscaping, or tree planting purposes.

- (1) Forest Nursery
- (2) Plant Nursery