USE CLASSIFICATION SYSTEM

1. Residential Activities
   a. Permanent
      Upper-Story Dwelling Unit
      Dwelling, Single Detached
      Dwelling, Duplex
      Dwelling, Mobile Home
      Dwelling, Multi-Family
      Mobile Home Park
   b. Semi-Permanent
      Boarding House
      Rooming House

2. Community Facility Activities
   Administrative
   Community Assembly
   Community Education
   Cultural and Recreation Services
   Essential Service
   Extensive Impact
   Health Care
   Intermediate Impact
   Personal and Group Care Facilities
   Religious Facilities

3. Commercial Activities
   Animal Care and Veterinarian Services
   Automotive Parking
   Automotive Service and Repair
   Building Materials and Farm Equipment
   Consumer Repair Services
   Construction Sales and Services
   Convenience Commercial
   Entertainment and Amusement Services
   Financial, Consulting, and Administrative
   Food and Beverage Service
   Food Service - Drive-In
   General Business and Communication Services
   General Personal Service
   General Retail Trade
   Group Assembly
   Medical and Professional Services
   Transient Habitation
   Transport and Warehousing
   Undertaking Services
   Vehicular, Craft, and Related Equipment Sales,
      Retail and Delivery
   Wholesale Sales

4. Manufacturing Activities
Limited
Intermediate
Extensive

5. **Agricultural, Resources Production, and Extractive Activities**

- Agricultural Services
- Crop, Animal and Poultry Raising
- Mining and Quarrying
- Plant and Forest Nurseries
- Commercial Feed Lots and Stockyards

**B. 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 zoning ordinance.

**C. Residential Activities**

1. **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.

   - Dwelling, Single Detached
   - Dwelling, Duplex
   - Dwelling, Mobile Home
   - Dwelling, Multi-Family (apartment, townhouse)
   - Mobile Home Park

2. **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. 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.
D. Community Facility Activities

1. Administrative Services

The activities typically performed by public, utility, and nonprofit private 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

2. 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:

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

3. Community Education

The activities typically performed by the following institutions:

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

4. 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:

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

5. Essential Services

Includes the maintenance and operations of the following installations:
Electrical and Gas Substations
Electrical, Gas, Water, and Sewer Distribution and Collection Lines
Public Transport, Utility and Communication Towers
Pumping Facilities for Water and Sewer Systems
Rights-of-Way for Transportation Modes
Telephone Switching Facilities

6. Extensive Impact Facilities

The activities that have a high degree of impact upon surrounding land uses 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:

Major Fuel Transmission Lines and Facilities
Major Mail Processing Centers
Military Installations
Public and Private Utility Corporations and
   Truck Yards, Including Storage Yards
Railroad Yards and Other Transportation
   Equipment Marshalling and Storage Yards

7. 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

8. 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:

Cemeteries, Columbariums, and Mausoleums
Colleges, Junior Colleges, and Universities,
   but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Golf Courses
Water Storage Facilities, Water and
   Sewage Treatment Plants
Radio and TV Transmission Facilities
Country Clubs

9. Personal and Group Care Facilities
The activities and facilities to provide for the care of children, disabled and handicapped persons needing special care or supervision, care for the elderly and other individuals requiring supervised care, but excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include:

Associations for Physically or Mentally Handicapped Persons
Day Care Centers
Drop in Center
Family Child Care Home
Group Child Care Home
Group Homes for Physically or Mentally Handicapped Persons
Nursing Homes
Retirement or Rest Homes
Orphanages

10. Religious Facilities

The activities or facilities utilized by various religious organizations for worship or community service functions but excluding any facility the primary functions of which is to produce products or printed matter for sale or general distribution. The activities include:

Chapels
Churches
Convents or Monasteries
Sanctuaries
Synagogues
Temples
Parsonage

E. Commercial Activities

1. Animal Care and Veterinarian Services

Include the provision of animal care, treatment, and boarding services.

Veterinarian Clinics and Kennels

2. Automotive Parking

Includes the parking and/or storage of motor vehicles but excluding junk or scrap vehicles.

Auto Parking Lots
Parking Garages

3. 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.

Auto Cleaning and Repair Services
Auto Glass Repair and Replacement Shops
Auto Inspection and Diagnostic Services
Auto Paint Shops
Auto Towing Services
Car Washes
Gasoline, Fuel, and Oil Sales and Service
Radiator and Muffler Shops
Tire Retreading and Repair Shops
Wheel Alignment and Transmission Repair Shops

4. 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 Material Dealers
Retail Nurseries, Lawn and Garden Supply Stores
Seed Storage and Sales

5. Consumer Repair Services

Include the servicing and repair of appliances, furniture, and equipment generally used or owned by individuals, not including the repair of any type of automobile.

Blacksmith Shops
Electrical Repair Shops
Gunsmith Shops
Instrument Repair Shops
Locksmith Shops
Office Equipment Cleaning and Repair
Reupholsterers and Furniture Repair
Saddlery Repair Shops
Watch, Clock, and Jewelry Repair
Lawn Mower Repair Shop

6. 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 Supply and Hardware
Carpenter Contractors
Concrete Contractors
Excavation Contractors
General Building Contractors
Glazing Contractors
Highway and Street Construction Contractors
Masonry, Stonework, Tile Setting, and
    Plastering Contractors
Painting, Paper Hanging, and Decorating Services
Plumbing, Heating, and Electrical Contractors
Roofing and Sheet Metal Contractors

7. **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 five thousand (5,000) square feet of gross floor area.

Barber Shops
Beauty Shops
Drug Stores
Fruit and Vegetable Markets
Grocery Stores
Hardware Store (no outside storage)
Laundry and Dry Cleaning Pick-up Stations
Liquor Stores
News Stands
Self-Service Gasoline Pumps
Tobacco Shops

8. **Entertainment and Amusement Services**

Include the provisions 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 Parlor
Coin Operated Amusement Arcades
Dance Halls and Studios
Exhibition Halls and Auditoriums
Recording and TV Production Services
Skating Rinks
Theaters
Theatrical Producers, Bands, Orchestras, and Entertainers

9. **Financial, Consulting, 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 ordinance.

Agricultural Credit Institutions
Banking and Bank-Related Functions
Credit Unions
Holding and Investment Organizations
Insurance Carriers, Agents, Brokers, and Service
Money Management and Investment Offices
Real Estate Brokers, Managers and Appraisers
Rediscout and Financing Institutions for Credit Agencies
Other Than Banks Savings and Loan Associations
Securities Commodities, Brokers, Dealers, and Exchanges
Title Offices

10. Food and Beverage Service

Include the retail sale of prepared food or beverages for primarily on-premises consumption within the principal structure on the zone lot.

Restaurants
Taverns

11. 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.

Drive-In Restaurants
Fast Food Restaurants with Drive-Thru Service

12. General Business and Communication Services

Include the provision of service of a clerical, goods brokerage, and communications of a minor processing nature, copying and blueprinting services, custom printing (except books) but include 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

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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
Photofinishing Services
Research and Development Laboratories
Trading Stamp Services
Travel Agencies
Vehicular and Equipment Rental and Leasing Services

13. General Personal Service

Include 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.

Catering Services
Clothing Rental Agencies
Health Spas
Laundry, Cleaning, and Garment Services
Miscellaneous Personal Services
Photographic Studios
Shoe Repair and Hat Cleaning Shops
Special Training and Schooling Services:
  Art and Music Schools
  Barber and Beauty Schools
  Business Schools
  Dancing Schools/Exercise Studios
  Driving Schools

14. 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)
Book and Stationery Stores
Camera Stores
Candy, Nut and Confectionery Stores
Children's and Infant's Stores
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 Stores
Hobby, Toy, and Game Stores
Household Appliance Stores
Jewelry Stores
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
  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 Read-to-Wear Store

15. 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 (five hundred (500) or more) or that have a substantial potential impact upon adjoining property.

Amusement Parks
Commercial Camp Grounds
Commercial Resorts
Commercial Sports Arenas and Playing Fields

16. **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 professionals, the service of which is provided in an office environment.

- Accounting, Auditing, and Bookkeeping Services
- Artist Studios (Excluding Commercial Artists)
- Attorneys and Law Offices
- Chiropractor Offices
- Consulting Scientists
- Dental Offices and Laboratories
- Educational and Scientific Research Services
- Engineering and Architectural Services
- Optometrists
- Physicians' Offices and Clinics (Out Patient Services)
- Physiologists and Psychotherapists
- Songwriters and Music Arrangers
- Urban Planning Services
- Writers and Lecturers

17. **Transient Habitation**

Includes the provision of lodging services to transient guests, having at least seventy (70) percent of its accommodation available on a less-than-weekly basis, other than those classified as residential activities.

- Hotels
- Motels
- Tourist Courts

18. **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 Creating Services
- Railroad, Bus and Transient Terminals
- Refrigerated Warehousing
- Truck Terminals Freight Handling Services

19. **Undertaking Services**

Include the provision of undertaking and funeral services involving the care and preparation of the human deceased prior to burial.
Funeral and Crematory Services

20. **Vehicular, Craft, and Related Equipment**

Includes the retail or wholesale sale or rental from the premises of vehicular and related equipment with incidental maintenance.

- Boat and Motor Dealers
- Mobile Home Dealers
- Motor Vehicle Dealers
- Motorcycle Dealers
- Recreational Vehicle and Utility Trailer Dealers

21. **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
- 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
- Motor Vehicles and Automotive Parts and Supplies
- Paper and Paper Products
- Petroleum and Petroleum Products
- Sporting, Recreational, Photographic, and Hobby Goods
- Tobacco and Tobacco Products
- Toys and Supplies

F. **Manufacturing Activities**

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

1. **Limited Manufacturing Activities**

Include the following operations:
a. The manufacture, compounding, processing, assembling, packaging, treatment, or fabrication of the following products:

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

b. Activities and operations which include the following:

Book Binding
Data Processing Service
Photocopying
Photocrafting
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Upholstering
Welding

2. Intermediate Manufacturing Activities

Include the following:

a. The manufacture, compounding, processing, assembling, packaging, treatment or fabrication of products, except for the following:

Cotton Seed Oil
Explosives
Fireworks
Organic Fertilizers

b. Other activities and operations, except for the following:

Abrasive, Asbestos, and Nonmetallic
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
One (1) Ton per Day
Cotton Ginning
Fat Rendering
Foundries
Grain Milling
Junk Yards
Offal Processing
Ore Reduction
Paper Mills
Petroleum Refining
Pulp Manufacturing
Rolling and Finishing of Ferrous Materials
Slaughtering of Animals
Smelting and Refining of Metals and Alloys
Steel Works (other than those listed)
Tanning
Solid waste Landfills (generated on site only)

3. Extensive Manufacturing Activities

Include all intermediate manufacturing activities (described above) and the exceptions listed above, except as follows:

Arsenals
Atomic Reactors
Explosives Manufacturing and Storage
Fireworks Manufacturing
Hazardous Wastes Storage and/or Transfer
Radioactive Waste Handling
Solid Waste Landfills
Solid Waste Processing and Recycling
Waste Incinerators, Including Hospital and Medical Waste
Biosolids - Handling and Distribution

The above exceptions are Special Impact Facilities and are permitted only as such in the appropriated district.

G. Agricultural, Resource Production, and Extractive Activities

1. Agricultural Services

Include Various activities designed to provide needed services for agricultural uses and are appropriately located in close proximity thereto.

Crop Drying, Storage, and Processing
Crop Planting, Cultivating, and Protection Services
Horticultural Services
Soil Preparation Services
Riding Stables
Livery Stables

2. 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.

3. **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.

- Dairies
- Farms
- Raising of Plants, Animals, and Fish
- Truck Gardens

4. **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

**E. Special Impact Facilities**

- Arsenals
- Atomic Reactors
- Explosives Manufacturing and Storage
- Fireworks Manufacturing
- Hazardous Wastes Storage and/or Transfer
- Radioactive Waste Handling
- Solid Waste Landfills
- Solid Waste Processing and Recycling
- Waste Incinerators, Including Hospital and Medical Waste
- Biosolids - Handling and Distribution

- 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; Sanitary Landfills