

4. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved.
5. To protect industrial activities and related developments against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.
6. To promote the most desirable use of land and direction of building development, to promote stability of industrial and related development, to strengthen the economic base of the White Bluff area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect White Bluff's tax revenues.

#### **5.063.1 I-1, Light Industrial District**

##### **A. District Description**

These districts are intended to provide space for a wide range of industrial and related uses which conform to a relatively low level of objectionable influences. It is required that all operations of industrial establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities which have more objectionable influences. New residential activities are excluded, but community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

##### **B. Uses Permitted**

In the I-1, Light Industrial District, the following uses and accessory uses are permitted.

##### **Community Facility Activities**

Essential Services

##### **Commercial Activities**

Animal Care and Veterinarian Services  
Automotive Services and Repair  
Building Materials and Farm Equipment  
Construction Sales and Services

Transport and Warehousing  
Wholesale Sales  
Indoor Ranges and Firearms Training Facilities (Added by  
Ordinance No. 352, August 7, 2012)

**Manufacturing Activities**

Limited Manufacturing  
Intermediate Manufacturing

**Agricultural, Resources Production, and Extraction Activities**

Commercial Feed Lots and Stockyards  
Crop and Animal Raising  
Plant and Forest Nurseries

C. **Accessory Uses and Structures**

The following accessory uses are permitted in the I-1, Light Industrial District.

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory off-street parking and loading facilities as required in ARTICLE IV.
3. Accessory Structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
4. Day care centers are allowed as an accessory use to any Industrial Activity provided that such a use is carried out on the same premises. Such day care centers shall meet all State of Tennessee licensing requirements.

D. **Uses Permitted as Special Exceptions**

In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE IX, Section 9.080.

**Adult Oriented Business**

**Community Facility Activities**

Administrative Services  
Intermediate Impact Facilities

**Commercial Activities**

Consumer Repair Services

E. Uses Prohibited

Any uses or structures not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the I-1, Light Industrial District.

F. Dimensional Regulations

All uses permitted in the I-1, Light Industrial District shall comply with the following requirements, except as provided in ARTICLE VI.

1. Minimum Lot Size

Minimum Lot Area 20,000 sq. ft.

2. Minimum Yard Requirements

**Front Yard Setback** 50 ft.

**Side Yard Setback**, 20 ft.

except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be forty (40) feet.

**Rear Yard Setback**, 25 ft.

except where the rear yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be fifty (50) feet.

3. Maximum Lot Coverage

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed fifty (50) percent of the total area of such lot or parcel.

The Impervious Area shall not exceed eighty (80) percent of the total area of the lot.

4. Height Requirements

No building shall exceed forty-five (45) feet in height, except as provided in ARTICLE VIII, Section 8.050.

5. Parking Space Requirement

As regulated in ARTICLE IV, Section 4.010.

6. Accessory Structures

Accessory structures shall be located at least five (5) feet

from any lot line, and any building on the same lot.

G. Landscaping Provisions

The property shall be landscaped as per ARTICLE III, Section 3.110.

**5.063.2 I-2, General Industrial District**

A. District Description

These districts are intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from non-industrial uses. New residential activities are excluded, but community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

B. Uses Permitted

In the I-2, General Industrial District, the following uses and accessory uses are permitted.

**Community Facility Activities**

Essential Services

**Commercial Activities**

Animal Care and Veterinarian Services  
Building Materials and Farm Equipment  
Construction Sales and Services  
Transport and Warehousing  
Wholesale Sales

**Manufacturing Activities**

Limited Manufacturing  
Intermediate Manufacturing

C. Accessory Uses and Structures

The following accessory uses are permitted in the I-2, General Industrial District.

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory off-street parking and loading facilities as required in ARTICLE IV.

3. Accessory Structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
4. Day care centers are allowed as an accessory use to any Industrial Activity provided that such a use is carried out on the same premises. Such day care centers shall meet all State of Tennessee licensing requirements.

D. Uses Permitted as Special Exceptions

In the I-2, General Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE IX, Section 9.080.

**Manufacturing Activities**

Extensive Manufacturing Activities

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

Mining, Drilling and Quarrying

E. Uses Prohibited

Any uses or structures not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the I-2, General Industrial District.

F. Dimensional Regulations

All uses permitted in the I-2, General Industrial District shall comply with the following requirements, except as provided in ARTICLE VI.

1. Minimum Lot Size

Minimum Lot Area	40,000 sq. ft.
------------------	----------------

2. Minimum Yard Requirements

<b><u>Front Yard Setback</u></b>	100 ft.
----------------------------------	---------

<b><u>Side Yard Setback,</u></b>	40 ft.
----------------------------------	--------

except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be eighty (80) feet.

<b><u>Rear Yard Setback,</u></b>	50 ft.
----------------------------------	--------

except where the rear yard abuts or is adjacent to a

residential district, in which case the minimum setback for that yard shall be one hundred (100) feet.

3. Maximum Lot Coverage

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed fifty (50) percent of the total area of such lot or parcel.

The Impervious Area shall not exceed eighty (80) percent of the total area of the lot.

4. Height Requirements

No building shall exceed forty-five (45) feet in height, except as provided in ARTICLE VIII, Section 8.050.

5. Parking Space Requirement

As regulated in ARTICLE IV, Section 4.010.

6. Accessory Structures

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

G. Landscaping provisions

The property shall be landscaped as per ARTICLE III, Section 3.110.

**5.063.3 I-3, Special Impact District**

A. District Description and Purpose

This district is designed to provide suitable areas for those uses which have some special impact or uniqueness such that their effect on the surrounding area and environment cannot be determined in advance of the use being proposed for a particular location. At the time the application is filed, a review of the location, design configuration and its impact will be conducted by comparing the proposed use, the preliminary development plan, the operational data, and the environmental assessments to the site location criteria. This review will evaluate whether the proposed use should be permitted through a rezoning to the I-3, Special Impact Industrial District, by weighing public need for and benefit to be derived from against the local impacts which it may cause. The review considers the proposal in terms of existing zoning and land use in the vicinity of the site, planned and proposed public and private developments which may be adversely affected by the proposed use, whether the proposed location is the most desirable site for this type of use, and to what extent the

public health, safety, and general welfare of the citizens of White Bluff will be affected.

B. Site Location Criteria

1. The proposed site will be located in areas apart from concentrations of residential developments and community facilities where concentrations of people will be present.
2. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.
3. The proposed site will not be located in an area that could contaminate the source of an existing public water supply.
4. The proposed site will be free of sinkholes, caves, caverns, or other karst features that would present significant potential for surface collapse or significant degradation to local ground water resources.
5. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
6. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentrations which would endanger community safety.
7. Access to the site will be from a road classified as an arterial or collector on the Major Road Plan for White Bluff.
8. The proposed lot size is sufficient so that no danger occurs to the adjoining uses.
9. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

C. Administrative Procedure

The provisions of this section shall govern all applications for rezoning to the I-3, Special Impact Industrial District.

1. Preliminary Review

All applications for rezoning to the I-C, Special Impact Industrial District, shall be made by the landowner or his/her authorized agent to the Zoning Administrator in accordance with the provisions of this section. All applications for rezonings shall be accompanied by:

a. Preliminary Development Plan to Include the Following Information:

- (1) Letter from the owner detailing the proposed zoning change.

- (2) Location map of the proposed site, including size of the property.
- (3) Site plan and topographic map prepared by a Tennessee licensed engineer at a scale of one inch equals two hundred feet (1" = 200').
- (4) Land use evaluation, including all building locations and historical sites within a one (1) mile radius of the proposed site, including property owners.
- (5) Highway assessment indicating all roads with access to the property, showing the existing width, condition, type of surface, weight loads and existing traffic data, and classification of all access roads according to the Major Road Plan.
- (6) Location and approximate dimensions of all structures, including appropriate height and bulk and the utilization of all structures and land areas within the site.
- (7) A tabulation of the land areas to be devoted to all uses and activities.
- (8) Ability of the site to be able to meet the Site Location Criteria in Subsection B, above, along with the General Requirements, in Subsection H, and the Requirements for Specific Uses, in Subsection I, below, for the proposed use of the property.

b. Operational Data to Include the Following Information

- (1) Type of operation and detailed description of the operation.
- (2) Average number of vehicles entering and leaving site on a daily basis and the routes taken.
- (3) Types of Federal and State permits required for operation of the proposed facility.
- (4) Safety measures to be used on site as well as the system for dealing with complaints.
- (5) Ultimate use and ownership of the site after completion of operation. (Landfills only.)



c. Environmental Assessments to Include the Following Information

- (1) Geological data on the site as prepared by a Tennessee licensed geologist.
- (2) Effects of the proposed use on ground water quality in the area.
- (3) Effects of the proposed use on air quality in the area.
- (4) Potential danger to any surface water or water supply.

2. Zoning Amendment

After review of the preliminary development plan, operational data, and environmental assessments, the planning commission shall recommend to the City Council whether the proposed use should be rezoned to the I-3, Special Impact Industrial District. If the City Council approves the zoning amendment, the landowner may proceed with his development by submitting a final development plan to the planning commission for their approval.

3. Final Development Plan Review

After approval of the rezoning by the City Council, the landowner may make application to the planning commission, for approval of the final development plan, provided that the plan is in compliance with the preliminary development plan. All final development plans shall include the following information:

a. Final Development Plan shall Include the Following

- (1) Final site plan prepared by a Tennessee licensed engineer for the development to include, location of all buildings, interior roads and parking areas, detailed landscaping plan of the buffer zone prepared by a landscape architect, location and type of all fences, utilities, and all other features and facilities to be installed or used in connection with the proposed operation.
- (2) Site plan to be at a scale of one inch equals two hundred feet (1" = 200').
- (3) Contours at vertical intervals of not more than two (2) feet where the proposed development has an average slope of five (5) percent or

less, or at vertical intervals of not more than five (5) feet where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the planning commission).

- (4) Stages of development of the site and the expected time of completion.
- (5) Copies of all required Federal and State permits the applicant has obtained.
- (6) Final site plan shall be in compliance with Subsection H, I, and J, below, for the proposed use of the property.

b. Site and Geological Data

- (1) Soil and geology, with soil borings to a point of refusal, with a minimum of two (2) borings per acre.
- (2) Final grading and drainage plan for the entire site, including surface drainage patterns, and all areas for surface water detention or retention.
- (3) Ground water movements and aquifer information.
- (4) Existing vegetation cover on the site.
- (5) Annual climate of the area, including annual precipitation and wind direction.

D. Uses Permitted

In the I-3, Special Impact Industrial District, the following uses are permitted:

1. Community Facility Activities

Extensive Impact Facilities

2. Special Impact Facilities

Airports, Air Cargo Terminals, Heliports, or  
Other Aeronautical Devices

Arsenals

Atomic Reactors

Biosolids – Handling or Distribution

Correction and Detention Institutions

Electricity Generating Facilities and

Transmission Lines

Explosives Manufacturing and Storage

Fireworks Manufacturing  
Garbage Incineration Plants, Including  
Cogeneration Facilities; Sanitary Landfills  
Hazardous Wastes  
Radioactive Wastes  
Solid Waste Landfills  
Solid Waste Processing and Recycling  
Waste Incinerators, Including Hospital and Medical Waste

E. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory uses are carried out on the same lot and are not otherwise prohibited.
3. Accessory off-street parking and loading facilities as required in ARTICLE IV.

F. Uses Permitted as Special Exceptions

There are no uses permitted as special exceptions in the I-3, Special Impact Industrial District.

G. Uses Prohibited

In the I-3, Special Impact Industrial District, any use not permitted by right or by accessory use as defined above is strictly prohibited.

H. General Requirements Applicable to All Uses

1. No excavation or filling shall be made within one hundred (100) feet of any boundary of the site.
2. Side slopes of excavation and fills in earth, sand or gravel shall not exceed one (1) foot vertical to three (3) feet horizontal and shall be blended into undisturbed existing surfaces.
3. A chain link wire fence six (6) feet high and three (3) strands of barbed wire over the top shall be installed along the boundaries of the area developed or the area of active operation and provided with gates of the same construction as the fence. The gates shall remain locked at all times when active operations are not taking place. All fences and gates shall be properly maintained until all operations are completed.
4. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not

obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

5. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
6. A layer of clean earth at least two (2) feet thick shall be deposited and thoroughly compacted over all fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application.
7. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
8. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
9. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by the use of calcium chloride or some other approved method.
10. The proposed site must have a public supply of water available, capable of providing the required fire flow to a fire hydrant on site.
11. Sanitary toilet facilities shall be provided on-site in accordance with the requirements of the Department of Environment and Conservation.

I. Requirements for Specific Uses

1. Requirements for Incinerators and Atomic Reactors

- a. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than two hundred (200) feet from any site boundary line.
- b. All organic or combustible materials delivered to the site shall be burned in the incinerator.
- c. All residue resulting from the operations of the facility shall be disposed of in compliance with all state and federal regulations.

- d. All materials which are to be burned shall be placed on or in a concrete slab or hopper enclosed by a building, masonry walls or chain link type fencing at least six (6) feet high provided with doors or gates which shall be securely locked when the incinerator is not in operation. The materials shall be transferred from the slab or hopper or hopper into the incinerator as soon as they are received, but in any case all combustible materials shall be burned during the same day that they were delivered. The slab or hopper shall be kept clear of all materials when not in active use.
- e. All separation or picking of waste materials shall be conducted in an enclosed building only.
- f. A watchman shall be stationed at the site at all times for whom a suitable shelter shall be provided.

2. Requirements for the Manufacture or Storage of Explosives, Munitions or Fireworks

- a. Any such facility shall not be located on a site having an area of less than fifty (50) acres.
- b. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than two hundred (200) feet from any site boundary line.
- c. A security guard shall be stationed at the site at all times for whom a suitable shelter shall be provided.

3. Requirements for Solid Waste Landfills

- a. All areas used for filling operations shall maintain the minimum setback as required by this section.
- b. No fires shall be permitted. Any smoldering flame or spontaneous combustion in the fill shall be immediately extinguished.
- c. All separation or picking of waste materials shall be conducted in enclosed building only.
- d. The premises shall be kept neat and clean at all times, no loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by use of calcium chloride or some other approved method.

- e. Entrance to the site shall be controlled at all times to prevent improper dumping on the site.

4. Requirements for Hazardous and Radioactive Wastes

- a. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than two hundred (200) feet from any site boundary line.
- b. All residue resulting from the operations of the facility shall be disposed of in compliance with all State and Federal regulations.
- c. All areas used for filling operations shall maintain the minimum setback as required by this section.
- d. A security guard shall be stationed at the site at all times for whom a suitable shelter shall be provided.

J. Dimensional Requirements

All uses permitted in the I-3, Special Impact Industrial District, shall comply with the following requirements:

1. Minimum Lot Size

Minimum Lot Area	10 acres
Lot Width at Building Setback	500 ft.

2. Minimum Yard Requirements

**Front Yard Setback** 150 ft.

**Side Yard Setback,** 100 ft.

except where the side yard abuts or is adjacent to a residential zoned property, in which case the minimum setback for that side yard shall be one hundred-fifty (150) feet.

**Rear Yard Setback,** 100 ft.

except where the rear yard abuts or is adjacent to a residential zoned property, in which case the minimum setback for that side yard shall be one hundred-fifty (150) feet.

3. Maximum Lot Coverage

On any lot or tract containing one or more structures, the area occupied by all structures, including accessory structures shall not exceed forty (40) percent of the total area.

4. Height Requirements

No principal structure shall exceed forty (40) feet in height except as provided in ARTICLE VIII, Section 8.050.

5. Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010.

6. Accessory Structures

a. With the exception of signs, fences, and security buildings, no accessory structures shall be erected in a required front yard.

b. Accessory structures shall be located at least one hundred (100) feet from any side or rear lot line, twenty-five (25) feet from any building on the same lot.

7. Peripheral Buffer Zone Requirements

A peripheral buffer zone of one hundred (100) feet shall be established and maintained throughout the life of the facility along all property boundaries. This buffer will consist of three (3) rows of trees and shrubs spaced no more than twenty (20) feet apart, staggered with each row being twenty (20) feet apart. A minimum of sixty (60) percent of all trees and shrubs placed in the buffer shall be evergreens or conifers. All trees planted on the site shall be a minimum of ten (10) feet in height that will mature at a height of at least forty (40) feet. In addition to the rows of trees, a row of shrubs in front of the trees is required along road frontage. In addition to the required plantings, it is recommended that man-made and natural berms be used to further the effectiveness of the natural planted buffer. The peripheral buffer should only be broken by driveways and walkways that provide access to the site. Any required fencing shall not be located within the buffer zone or between the buffer zone and the property boundaries.

K. Performance Bond Required

Any application for final site plan approval shall be accompanied by a performance bond in the amount of the estimated cost of site improvements including, but not limited to water and sewer installation, parking lot and driveway paving, construction of

fencing, screening, and landscaping. Such bond may be in form of cash, certified check, irrevocable letter of credit, or surety bond.

In the event that the applicant fails to comply with the approved site plan, the Zoning Administrator shall cause the bond to be forfeited and have the necessary improvements constructed or completed. The time for completion may be extended with the permission of the Planning Commission, upon the owner-builder furnishing a bond or letter of credit for any approved extended period. Posting of the required performance bond by the developer shall constitute prior permission for the proper designated parties to enter upon said property to complete these improvements.

#### **5.070 USE CLASSIFICATION SYSTEM**

The provisions of this section 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 Zoning Appeals shall make the determination based upon the characteristics of the unlisted use.

##### **A. Listing of Activity Classifications**

All activities are hereby classified into the following activity types:

##### **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.

Boarding House  
Rooming House

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  
Orphanages

Retirement or Rest Homes

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  
Parsonage  
Sanctuaries  
Synagogues  
Temples

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 good 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 appliance, 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  
Lawn Mower Repair Shop  
Locksmith Shops  
Office Equipment Cleaning and Repair  
Reupholstery and Furniture Repair  
Saddlery Repair Shops  
Watch, Clock, and Jewelry Repair

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 that 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 Parlors  
Coin Operated Amusement Arcades  
Dance Halls and Studios  
Exhibition Halls and Auditoriums  
Indoor Shooting Ranges  
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 Institution  
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  
Rediscount 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  
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 Proprietaries, 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  
Photoengraving  
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  
Solid Waste Landfills (generated on site only)  
Steel Works (other than those listed)  
Tanning

3. Extensive Manufacturing Activities

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

Arsenals  
Atomic Reactors  
Biosolids - Handling and Distribution  
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

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

G. Agricultural, Resources 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  
Livery Stables  
Riding Stables  
Soil Preparation Services

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

5. 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

H. Special Impact Facilities

Airports, Air Cargo Terminals, Heliports, or  
Other Aeronautical Devices  
Arsenals  
Atomic Reactors  
Biosolids - Handling and Distribution  
Correction and Detention Institutions  
Electricity Generating Facilities and  
Transmission Lines  
Explosives Manufacturing and Storage  
Fireworks Manufacturing  
Garbage Incineration Plants, Including  
Cogeneration Facilities; Sanitary Landfills  
Hazardous Wastes Storage and/or Transfer  
Radioactive Waste Handling  
Solid Waste Landfills  
Solid Waste Processing and Recycling  
Waste Incinerators, Including Hospital and  
Medical Waste