

19. Sign construction or installation;

20. Stone work;

21. Title;

22. Waterproofing;

23. Wiring;

24. Other similar trades not listed elsewhere in this chapter, but specifically excluding contractors dealing with excavation, structural steel, well drilling, and other similar heavy construction, and specifically excluding trucks having a manufacturer's capacity of more than two (2) tons from remaining on the premises except to load and discharge contents.

- *Contractors, special trade, heavy, contractor yard:* Establishments providing general contracting and/or building construction services other than for buildings, such as for highways and streets, bridges, sewers, and flood control projects, and which may involve outdoor storage of machinery or equipment, includes a contractor yard for vehicles, equipment, materials and/or supplies. This definition includes, but is not limited to, the following SIC groups:

6 Heavy construction, except building;

178 Water well drilling;

1791 Structural steel erection;

1794 Excavation work;

1795 Wrecking and demolition work;

Contractor yard for vehicles, equipment, materials and/or supplies, must comply with all the following:

Shall not store hazardous or toxic materials without the approval of the fire department.

(a) Is not used for the dismantling of any vehicles;

(b) Is properly graded for drainage, surfaced with asphalt, oil or any other dust-free surfacing and maintained in good condition, free of weeds, dust, trash and debris;

(c) Is provided with visual barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment or supplies. Such barrier may consist of chain-link fence incorporating an approved sight-obscuring material;

(d) Is provided with entrances and exits so located as to minimize traffic congestion;

- *Dwelling, multiple unit:* A single detached building structurally divided into two (2) or more separate independent dwelling units for permanent occupancy, each dwelling unit having but one (1) kitchen and housing only one (1) of the following groups of persons living together as a single nonprofit housekeeping unit: Any number of persons immediately related by blood, marriage or adoption or four (4) or fewer persons not necessarily related by blood, marriage or adoption; provided, however, that each dwelling unit having an individual outside entrance at ground level shall contain at least six hundred (600) square feet of gross floor area.
- *Dwelling, single unit:*
  - a. A single detached structure having but one (1) housekeeping unit with any number of persons bearing to each other the relationship of: husband, wife, mother, father, grandmother, grandfather, son, daughter, brother, sister, stepson, stepdaughter, stepbrother, stepsister, stepmother, stepfather, grandson, granddaughter, mother-in-law, father-in-law, sister-in-law, brother-in-law, daughter-in-law, son-in-law, uncle, aunt, nephew or niece, living together as a single nonprofit housekeeping unit, plus domestic servants employed for services on the premises and containing a single kitchen; or
  - b. A single detached structure having but one (1) housekeeping unit consisting of two (2) unrelated adults over the age of eighteen (18) years plus, if applicable, any persons bearing to either of the two (2) unrelated adults the relationship of son, daughter, stepson, stepdaughter, mother, father, grandmother, grandfather, grandson, granddaughter, sister, brother, living together as a single nonprofit housekeeping unit and containing a single kitchen shall also constitute a single unit dwelling.
- *Eating place:* A retail establishment primarily engaged in the sale of prepared food and/or drinks within a completely enclosed structure. Notwithstanding more restrictive provisions of this chapter, any establishment holding a beer and wine license, a hotel and restaurant license, or a club or tavern license as issued by the state department of revenue, may maintain as an accessory use a number of amusement devices as follows: ten (10) devices or that number which occupies no more than ten (10) percent of the gross floor area of the eating place, whichever is more restrictive.
- *Fabrication:* Manufacturing, excluding the refining or other initial processing of basic raw materials such as metal ores, lumber or rubber. Fabrication relates to stamping, cutting or otherwise shaping the processed materials into useful objects.
- *Fire station:* A fire protection center operated by a governmental entity, including the housing of fire trucks, firefighting personnel and related equipment.
- *Food preparation and sales, commercial:* Establishments less than ten thousand (10,000) square feet in area primarily engaged in the preparation and production of prepared food items in individual servings for off-premises consumption and/or sale by others. Typical uses include caterers, wholesale bakeries, commissary kitchens, specialty food packaging and/or processing shops, and flight kitchens. This definition includes, but is not limited to, uses in the following SIC groups:
  - 2009 Food preparations;
  - 2051 Bread and other bakery products, except cookies and crackers;

2052 Cookies and crackers;

5812 Caterers, commissaries, and contract feeding.

- *Food sales or market, large:* Establishments of more than ten thousand (10,000) square feet of gross floor area primarily engaged in the retail sale of food and beverages for off-site or home consumption. Typical uses include supermarkets and farmers markets. This definition includes, but is not limited to, all uses in the following SIC group:  
54 Food stores.
- *Food sales or market, small:* Establishments of ten thousand (10,000) square feet or less of gross floor area primarily engaged in the sale of food and beverages for off-site or home consumption. Typical uses involve groceries, markets, or delicatessens.
- *Furniture, furnishings, retail sale, large scale:* A retail establishment exceeding thirty thousand (30,000) square feet of gross floor area that sells household, office or other furniture, furnishings or equipment.
- *Garden supply store:* An establishment primarily engaged in the retail sale of trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers excluding bulk fertilizer, pesticides, garden tools, and other garden supplies to the general public. These establishments primarily sell products purchased from others. Typical items for sale include flowers, shrubs, trees, garden tools, packaged fertilizer, and supplies. This definition includes uses in the following SIC group:  
526 Retail Garden Stores.
- *Golf course:* An area of land laid out for the game of golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A golf course includes a clubhouse, maintenance facility and shelters as accessory uses.
- *Home building materials, supplies, sales, or rental:* Establishments primarily engaged in retail or wholesale sale or rental from the premises of supplies used in the construction of structures; excluding, however, uses classified as building trades contractor service; automobile or truck sales, leasing, or rental; trailer or recreational vehicle sales, leasing, or rental; and truck or equipment sales, leasing or rental, except as is incidental to the construction supplies, sales, or rental use. Typical uses include building materials stores and tool and equipment rental or sales. All accessory outdoor storage shall be enclosed by a fence or wall adequate to conceal such storage from adjacent property. This definition includes all uses in the following SIC group:  
521 Lumber and other building materials.
- *Hotel:* One (1) or more buildings providing temporary lodging primarily to persons who have residences elsewhere, or both temporary and permanent lodging in guest rooms, or apartments. The building or buildings have an interior hall and lobby with access to each room from such interior hall or lobby. Accessory uses may include an eating place, meeting rooms, and other similar uses. Notwithstanding the gross floor limitations for accessory uses, conference facilities not exceeding fifteen (15) percent of the gross floor area of the hotel are permitted in addition to the floor area occupied by all other accessory uses.
- *Husbandry:* Shall mean the cultivation or production of plants and animals (livestock) and/or by-

products thereof.

- *Laboratory, research, development, technological service:* A research and development facility, training facility, production studio, laboratory, display/showroom/sales facility, or other similar use which typically has a high ratio of square feet of floor area per employee, or a facility for the servicing of technological equipment and/or office machinery, such as computers, copying machines and word processing equipment; must have a significant office component associated with non-office activities. Sales facilities shall be limited to non-retail sales, and sales activities shall not occupy more than twenty (20) percent of the gross floor area of the structure. Each use may include indoor storage space for parts and supplies.
- *Library:* A publicly operated facility housing a collection of books, magazines, audio and videotapes, or other material for use by the general public.
- *Liquor store:* Establishments engaged in the sale of alcoholic beverages for off-premises consumption.
- *Live/work residential:* Live/work residential use is a combination of residential occupancy and commercial activity located within a dwelling unit. The commercial activity shall not exceed fifty (50) percent of the gross floor area of the dwelling unit and shall not have more than two (2) employees or regular assistants on premises at one (1) time. Any repair, assembly, or fabrication of goods is limited to the use of hand tools or domestic mechanical equipment. The direct sale of any goods to consumers is limited to only those goods created on-site, and no floor area shall be dedicated for the sale and/or display of any goods. Signs are limited to not more than two (2) unanimated, nonilluminated wall or window signs not exceeding ten (10) square feet in total area. The work activities shall not adversely impact the public health, safety, and welfare, or the livability, functioning, and appearance of adjacent conforming property. Typical work activities may include home offices, craft work, art studios, candle making, jewelry making, fabrication of cloth goods, and other similar activities.
- *Manufacturing, fabrication, and assembly, custom:* Establishments with a ground floor area not greater than seven thousand five hundred (7,500) square feet primarily engaged in the on-site, hand-manufactured or fabricated production of goods. Goods are predominantly hand-manufactured and fabricated involving only the use of hand tools or domestic mechanical equipment. Incidental direct sale to consumers of only those goods produced on-site is allowed. Typical uses include ceramic studios, candle making facilities, or custom jewelry makers. Those uses and products listed below with their SIC codes are excluded, except as noted:

20 Food and kindred products

2011 Meat packing plants

2015 Poultry slaughtering

2061 Sugar cane

2062 Sugar cane refining

2063 Sugar beet refining

2076 Vegetable oil mill

2077 Animal and marine fats and oils

2082 Malt beverage manufacturing of over 60,000 barrels per year

2084 Wines, brandy and brandy spirits

2085 Distilled and blended liquors

22 Textile mill products

24 Lumber and wood products except furniture

2491 Wood preserving

25 Furniture and fixtures

26 Paper and allied products

261 Pulp mills

262 Paper mills

263 Paper board mills

27 Printing, heat set web process, only

28 Chemicals and allied products

281 Industrial inorganic chemicals

282 Plastic materials and synthetic resins, synthetic rubber, cellulosic, and other manmade fibers except glass

2822 Synthetic rubber

2836 Biological products

284 Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations

2851 Paints, varnishes, lacquers, enamels and allied products

286 Industrial organic chemicals

287 Agricultural chemicals

289 Miscellaneous chemical products

29 Petroleum refining is prohibited except for the following:

295 Asphalt paving and roofing materials

299 Miscellaneous products of petroleum and coal

30 Rubber and miscellaneous plastics and products

301 Tires and inner tubes

31 Leather and leather products

32 Stone, clay, glass and concrete products

321 Flat glass

322 Glass and glassware, pressed or blown

324 Cement, hydraulic

325 Structural clay products

3291 Abrasive products

3295 Minerals and earths, ground or other otherwise treated

3297 Non-clay refractories

33 Primary metal industries

34 Fabricated metal products except machinery and transportation equipment

3462 Iron and steel forgings

3463 Nonferrous forgings

3465 Automotive stampings

35 Industrial and commercial machinery and computer equipment

36 Electronic and other electrical equipment and components except computer equipment

3631 Household cooking equipment

3632 Household refrigerators and freezers

3633 Household laundry equipment

3639 Household appliances

3612 Power, distribution and specialty transformer

3613 Switchgear and switchboard apparatus

3621 Motors and generators

3624 Carbon and graphite products

3625 Relays and industrial

3629 Electrical industrial apparatus

37 Transportation equipment

3711 Motor vehicles

3713 Truck and bus bodies

3715 Truck trailers

3716 Motor homes

3721 Aircraft

3724 Aircraft engines

3728 Aircraft parts and auxiliary equipment

373 Ship and boat building

374 Railroad equipment

376 Guided missiles and space vehicles and parts

3792 Travel trailers and campers

3795 Tanks and tank components

38 Measuring, analyzing and controlling instruments, photographic, medical and optical goods, watches and clocks

39 Miscellaneous manufacturing industries

- *Manufacturing, fabrication, and assembly, general:* A manufacturing establishment whose operations include storage of materials; processing, fabrication, or assembly of products; and loading and unloading of new materials and finished products, and does not produce or utilize in large quantities as an integral part of the manufacturing process, toxic, hazardous, or explosive materials. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties. This definition includes all uses or products in the following SIC groups except as noted:
  - 20 Food and kindred products, except;
  - 2011 Meat packing plants;
  - 2015 Poultry slaughtering;
  - 2061 Sugar cane;
  - 2062 Sugar cane refining;
  - 2063 Sugar beet refining;

2076 Vegetable oil mill;

2077 Animal and marine fats and oils;

2082 Malt beverage manufacturing of over sixty thousand (60,000) barrels per year;

2084 Wines, brandy and brandy spirits;

2085 Distilled and blended liquors;

22 Textile mill products;

24 Lumber and wood products except furniture, except:

2491 Wood preserving;

25 Furniture and fixtures;

26 Paper and allied products, except:

261 Pulp mills;

262 Paper mills;

263 Paper board mills;

27 Printing, heat set web process only;

28 Chemicals and allied products, except:

281 Industrial inorganic chemicals;

282 Plastic materials and synthetic resins, synthetic rubber, cellulosic, and other manmade fibers, except glass;

2822 Synthetic rubber;

2836 Biological products;

284 Soap; detergents and cleaning preparations, perfumes, cosmetics, and other toilet preparations;

2851 Paints, varnishes, lacquers, enamel, and allied products;

286 Industrial organic chemicals;

287 Agricultural chemicals;

289 Miscellaneous chemical products;

30 Rubber and miscellaneous plastics and products except:

301 Tires and inner tubes;

31 Leather and leather products;

34 Fabricated metal products except machinery and transportation equipment except:

3462 Iron and steel forgings;

3463 Nonferrous forgings;

3465 Automotive stampings;

35 Industrial and commercial machinery and computer equipment;

36 Electronic and other electrical equipment and components except:

3612 Power, distribution, and specialty transformer;

3613 Switchgear and switchboard apparatus;

3621 Motors and generators;

3624 Carbon and graphite products;

3625 Relays and industrial;

3629 Electrical industrial apparatus;

3631 Household cooking equipment;

3632 Household refrigerators and freezers;

3633 Household laundry equipment;

3639 Household appliances;

37 Transportation equipment;

38 Measuring, analyzing and controlling instruments, photographic, medical and optical goods, watches and clocks;

39 Miscellaneous manufacturing industries.

- *Manufacturing, fabrication, and assembly, heavy:* A manufacturing establishment whose operations include storage of materials; processing, fabrication, or assembly of products; and loading and unloading of new materials and finished products. Toxic, hazardous, or explosive materials may be produced or used in large quantities as an integral part(s) of the manufacturing process. Noise, odor, dust, vibration, or visual impacts, as well as potential public health problems in the event of an accident, could impact adjacent properties. This definition includes, but is not limited to, all uses or products in the following SIC groups and the following uses:
  - 2011 Meat packing plants;
  - 2015 Poultry slaughtering;

2061 Sugar cane;

2062 Sugar cane refining;

2063 Sugar beet refining;

2076 Vegetable oil mill;

2077 Animal and marine fats and oils;

2082 Malt beverage manufacturing of over sixty thousand (60,000) barrels per year;

2084 Wines, brandy and brandy spirits;

2085 Distilled and blended liquors;

2491 Wood preserving;

261 Pulp mills;

262 Paper mills;

263 Paper board mills;

281 Industrial inorganic chemicals;

282 Plastic materials, and synthetic resins, synthetic rubber, cellulosic, and other manmade fibers, except glass;

2822 Synthetic rubber;

2836 Biological products;

284 Soap, detergents, and cleaning preparations, perfumes, cosmetics and other toilet preparations;

2851 Paints, varnishes, lacquers, enamels and allied products;

286 Industrial organic chemicals;

287 Agricultural chemicals;

289 Miscellaneous chemical products;

29 Petroleum refining;

295 Asphalt paving and roofing materials;

299 Miscellaneous products of petroleum and coal;

301 Tires and inner tubes;

32 Stone, clay, glass and concrete products;

321 Flat glass;

322 Glass and glassware, pressed or blown;

324 Cement, hydraulic;

325 Structural clay products;

3291 Abrasive products;

3295 Minerals and earths, ground or other otherwise treated;

3297 Non-clay refractories;

33 Primary metal industries;

3462 Iron and steel forgings;

3463 Nonferrous forgings;

3465 Automotive stampings;

3612 Power, distribution, and specialty transformer;

3613 Switchgear and switchboard apparatus;

3621 Motors and generators;

3624 Carbon and graphite products;

3625 Relays and industrial;

3629 Electrical industrial apparatus;

3631 Household cooking equipment;

3632 Household refrigerators and freezers;

3633 Household laundry equipment;

3639 Household appliances;

3711 Motor vehicles;

3713 Truck and bus bodies;

3715 Truck trailers;

3716 Motor homes;

3721 Aircraft;

3724 Aircraft engines;

3728 Aircraft parts and auxiliary equipment;

373 Ship and boat building;

374 Railroad equipment;

376 Guided missiles and space vehicles and parts;

3792 Travel trailers and campers;

3795 Tanks and tank components.

Asphalt and concrete plant;

Concrete, asphalt, and rock crushing facility.

- *Manufacturing, fabrication, and assembly, light:* A manufacturing establishment primarily engaged in the fabrication or assembly of products from prestructured materials or components. Because of the nature of its operations and products, little or no noise, odor, vibration, glare, and/or air and water pollution is produced, and, therefore, there is minimal impact on surrounding properties. This definition includes all uses or products in the following SIC groups:
  - 23 Apparel and other textile products;
  - 375 Motorcycles, bicycles, and parts;
  - 38 Instruments and related products except:
    - 384 Medical instruments and supplies;
    - 386 Photographic equipment and supplies.
- *Mortuary:* Establishments engaged in undertaking services, such as preparing the human dead for burial and in arranging and managing funerals. This definition includes crematories and mortuaries and all uses in the following SIC group:
  - 726 Funeral service and crematories.
- *Motel:* One (1) or more buildings providing residential accommodations and containing rental rooms and/or dwelling units, each of which has a separate outside entrance leading directly to rooms from outside the building. Services provided may include maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. Up to twenty (20) percent of the residential units may be utilized for permanent occupancy.
- *Museums, other special purpose cultural institutions:* A public or private facility, including an aquarium, operated as a repository or a collection of natural, scientific, or literary curiosities or objects of interest, not including the regular sale or distribution of the objects collected. Activities may include the sale of crafts work and artwork, boutiques, and the holding of meetings and social events. This definition includes, but is not limited to, all uses in the following SIC group:
  - 84 Museums, botanical, zoological gardens.

- *Nursery*: Any land used to raise trees, shrubs, flowers and other plants for sale or for transplanting.
- *Nursing home, hospice*: An establishment licensed by the state department of public health, which establishment maintains and operates continuous day and night facilities providing room and board, personal services and skilled nursing care, including hospices, specifically excluding, however, hospitals.
- *Office: nondental or nonmedical*: Occupancy primarily for the provision of professional, executive, management, or administrative services; excluding, however, clinic or office, dental or medical.
- *Outdoor recreational facilities*: Unenclosed recreational facilities that require no permanent or substantial improvements erected above grade for their operation, except for fences, railings, goals, bleachers, team benches or other similar fixtures. Such uses may include outdoor skating rinks, basketball courts, soccer fields or other similar uses.
- *Parking of vehicles*: The assembling, or standing of vehicles for relatively temporary periods of time either with or without charge for such assembling and standing, but not for repair, sale or commercial storage thereof.
- *Parks, public, open space, associated buildings*: An area of land which is developed or intended for development with landscaping and other features which promote recreational activities by the public. May be either publicly or privately owned.
- *Police station*: Police protection centers operated by a governmental agency, including administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles; excluding, however, correctional institutions.
- *Postal facility, neighborhood*: A facility that has distribution boxes (cluster boxes) and collection services for the general public, mail carriers, and retail services; excluding, however, the distribution of bulk mail or packages to other postal facilities.
- *Printing service, publishing, business support*: Establishments engaged in the provision of services of a clerical, office employment, protective, office printing and reproduction, air courier pickup and delivery "drop-off points," or minor processing services to businesses rather than to individuals. This definition includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):
  - 733 Mailing, reproduction, commercial art, and photography;
  - 734 Equipment rental and leasing;
  - 737 Computer programming, data processing, and other computer related services (except computer programming, 7371; prepackaged software, 7372; and computer system design, 7373);
  - 738 Miscellaneous business services;
  - 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to businesses, and to a lesser extent individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration,

and/or air or water pollution. These uses include: repair of small or precision equipment, such as medical, dental laboratory, or drafting equipment; publishing; lithography.

- *Railway facilities*: Passenger terminal, railway yard, maintenance or fueling facilities; need not be enclosed.
- *Railway right-of-way*: Any existing railway right-of-way; but not including railway yard, maintenance or fueling facilities; need not be enclosed.
- *Recreation services, indoor*: Establishments providing indoor sports or recreation by and for participants; excluding, however, community center. Any spectators would be incidental and attend on an irregular basis. This definition includes, but is not limited to, all uses in the following SIC groups and the following uses:
  - 791 Dance studios, schools, and halls;
  - 792 Producers, orchestras, entertainers;
  - 793 Bowling centers;
  - 7941 Sports clubs, managers, and promoters;
  - 7991 Physical fitness facilities;
  - 7993 Amusement center, coin-operated amusement devices;
  - 7997 Membership sports and recreation clubs;
  - 7999 Amusement and recreation (except batting cages, go-cart raceway, and golf course, miniature);
  - Billiard parlor,
  - Children's indoor play center;
  - Martial arts studio,
  - Music studio;
  - Excluding adult establishment.
- *Recreation services, outdoor*: Commercial establishments engaged in providing outdoor amusement or entertainment services by and for participants. Any spectators would be incidental and on an irregular basis. This definition includes, but is not limited to, all uses in the following SIC groups and the following uses:
  - 7948 Racing, including track operation;
  - 7996 Amusement/special interest parks;
  - 7999 Batting cages;
  - 7999 Go-cart raceway;

7999 Golf course, miniature;

Tennis, racquet ball and/or handball club;

Skateboard center;

Excluding adult establishment.

- *Recycling collection station:* Establishments engaged in collecting recyclable paper, household items, glass, plastic, aluminum, or other materials for the purpose of resource recovery. Typical uses include collection centers that use portable receptacles for collecting containers made from metal, glass, paper, or plastic.
- *Recycling plant, scrap processor:* A facility at which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal and aluminum cans; waste oil; iron and steel scrap; rubber; and/or other products are recycled and treated to return such products to a condition in which they may again be used for production. This definition includes, but is not limited to, all uses in the following SIC group:
  - 5093 Scrap and waste materials.
- *Repair service, consumer:* Establishments engaged in the provision of repair services to consumers and households; excluding, however, the repair of vehicles and related equipment. Typical uses include appliance repair or musical instrument repair businesses. This definition includes all uses in the following SIC groups:
  - 725 Shoe repair and shoeshine parlors;
  - 762 Electrical repair shops;
  - 763 Watch, clock, and jewelry repair;
  - 764 Reupholstery and furniture repair;
  - 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to individuals including repair of personal use property such as cameras, musical instruments, bicycles, and other services, including locksmiths and custom picture framing.
- *Residence for older adults:* A single unit dwelling or multi-unit dwelling housing a number of unrelated mobile older adults (individuals fifty-five (55) or more years of age) in excess of the number of unrelated persons allowed per dwelling unit, receiving fewer services than a special care home. A residence for older adults shall not be considered a residential care use.
- *Residential, institutional/special:* Parish house, abbey, convent, monastery, priory or other similar residence for clergy, or institution of religious training, consular residence, residence for the employees, members or guests of a nonprofit corporation or association organized for a religious or charitable purpose.
- *Retail, service, repair, consumer, large scale:* Establishments of more than thirty thousand (30,000) square feet of gross floor area engaged in the sale or rental of goods at retail, engaged in

providing a service(s) to individuals, and/or engaged in the provision of repair services to consumers and households. This category includes all uses listed under retail, service, repair, small scale, as well as department stores, warehouse clubs and superstores; limited to items which may be sold by any other use in this list. Repair, rental and servicing is limited to any article, except automobiles, trucks and trailers, the sale of which article is permitted in the B-3 district. This category excludes animal sales or service; building and garden materials, supplies, sales or rental; food sales or markets; and motor vehicle and related equipment sales, leasing, rental, or repair; as well as those uses listed under retail, service, repair, special.

This use includes any use from the following list of uses, or any similar use, as determined by the zoning administrator:

523 Paint, glass, and wallpaper stores;

53 General merchandise stores;

553 Auto and home supply stores;

56 Appeal and accessory stores;

572 Household appliance stores;

573 Radio, television, and computer stores;

593 Used merchandise stores;

594 Miscellaneous shopping goods stores;

599 Retail stores, except for the retail sale of fireworks.

Including uses from NAICS 812 except for 8122, mortuaries and cemeteries;

81233 Industrial launderers and linen supply; 81291, pet care services; and

81293 Parking lots and garages;

7212 Garment pressing and agents for laundries and drycleaners;

7215 Coin-operated laundries and cleaning.

725 Shoe repair and shoeshine parlors;

762 Electrical repair shops;

763 Watch, clock, and jewelry repair;

764 Reupholstery and furniture repair;

7699 Uses from SIC 7699 primarily engaged in providing repair and other services to individuals including repair of personal use property such as cameras, musical instruments, bicycles, and other services, including locksmiths and custom picture framing.

- *Retail, service, repair, consumer, medium scale:* Establishments of more than ten thousand (10,000) square feet and not greater than thirty thousand (30,000) square feet gross floor area engaged in the sale or rental of goods at retail, engaged in providing a service(s) to individuals, and/or engaged in the provision of repair services to consumers and households. This category includes all uses listed under retail, service, repair, small scale. This category excludes animal sales or service; building and garden materials, supplies, sales or rental; food sales or markets; and motor vehicle and related equipment sales, leasing, rental, or repair; as well as those uses listed under retail, service, repair, special.
  
- *Retail, service, repair, consumer, small scale:* Establishments of ten thousand (10,000) square feet or fewer-of gross floor area engaged in the sale or rental of goods at retail, engaged in providing a service(s) to individuals, and/or engaged in the provision of repair services to consumers and households. This category excludes animal sales or service; building and garden materials, supplies, sales or rental; food sales or markets; and motor vehicle and related equipment sales, leasing, rental, or repair; as well as those uses listed under retail, service, repair, special. All uses shall be enclosed unless otherwise indicated. This category includes the following list of uses:
  - Apparel and accessories, dry goods (limited to soft lines only);
  - Appliances, household;
  - Art gallery, goods, supplies;
  - Automobile accessories, including sale of packaged auto parts only, excluding auto or trailer rental, repairing, storage or dismantling on the premises;
  - Barber, beauty shop;
  - Bicycles;
  - Boutiques;
  - Camera, photographic supply and photo processing store;
  - Computers, personal, typewriters, adding machines and related equipment and supplies;
  - Drugs, apothecary, pharmacy (limited to sale of pharmaceuticals and medical supplies);
  - Dry cleaner or laundry, collection and distribution station;
  - Dry cleaning plant, perchlorethylene package plant only which:
    1. Uses petroleum derivative solvents for spotting only, and not as a general dry cleaning solvent;
    2. Does not discharge steam into the atmosphere under pressure;
    3. Does not dry clean clothes from collection stations, or from other plants removed from the subject plant;

Electronics, home;

Flower shops;

Floor coverings, rugs, carpets, linoleum, tile;

Furniture or furnishings, home or office, interior decorating shop;

Gifts;

Hardware;

Hobby supplies;

Jewelry (including repairing of jewelry, watches and clocks);

Laundry, package plant only, which:

1. Processes family wash only (no commercial or industrial work);
2. Uses not more than one (1) shirt unit;
3. Does not discharge steam into the atmosphere under pressure; and
4. Does not launder clothes from collection stations, or from other plants removed from the subject plant;

Laundry, customer self-service only;

Locksmith and locks;

Luggage;

Medical, hospital equipment and supplies, hearing aids, orthopedic and prosthetic devices and appliances fabrication, repair and sale, limited to prescription work only;

Music (sheet and recorded), and musical instruments;

Office supplies;

Optical goods, optician;

Paint and wallpaper;

Photographic studio, including processing and developing;

Picture frame shop, may include assembly and retail sale of custom-made frames, "do-it-yourself" assembly by customers, retail sales of ready-made frames and/or retail sales of artwork, prints or posters;

Services, professional and personal;

Sewing machines, limited to models for individual home use, may include instruction in sewing on an individual or class basis;

Shoes and shoe repair;

Specialty store, limited fabrication and retail sale of artwork and/or craftwork or other objects similar in character as determined by the zoning administrator; such use may include classes explaining the fabrication of objects and shall be limited to five employees;

Sporting goods; provided, however, any sale of guns shall only be permitted as an accessory use to the use by right;

Stationery;

Tailor (pressing, altering and repairing of wearing apparel);

Television and radio store and repair shop;

Tobacco;

Toys;

Vacuum cleaners;

Any similar use, as determined by the zoning administrator, excluding adult establishments.

- *Retail, service, repair, special:* Establishments engaged in the sale or rental of goods at retail, engaged in providing a service(s) to individuals, and/or engaged in the provision of repair services that may have significant impacts to surrounding neighborhoods in terms of noise, air, odor or other pollution; automobile traffic; hours of operation; outdoor sales; or the nature of the goods sold or the services provided. These establishments include, but are not limited to:

Appliances;

Auctioneer;

Automobile and truck parts, accessories, tires and tubes;

Beauty shop equipment and supplies;

Business machines, equipment sales, service;

Coal or wood for household use, sale at retail only;

Firearms;

Health equipment and supplies;

Health treatment on the payment of a fee or admission charge;

LP gas, retail sale;

Monuments, need not be enclosed; provided, however, that any outdoor display shall be screened from abutting properties by means of some planting, a fence or wall;

Public bath/spa;

Repair, rental and servicing, limited to any article the sale, warehousing, fabrication or assembly of which is permitted in the district;

Television and radio equipment;

Any commodity the fabrication or assembly of which is a permitted use in this district;

Any similar use, as determined by the zoning administrator, excluding adult establishments.

- *Rooming and/or boarding house:* A residential structure which provides lodging with or without meals, is available for permanent occupancy only and which makes no provision for cooking in any of the rooms occupied by paying guests.
- *School, elementary or secondary:* A public or private school meeting all requirements of the compulsory education laws of the state and providing instruction to students in kindergarten through grade twelve (12) and schools that provide preparatory schooling for children of any age younger than the state age of mandatory attendance. Secondary schools consist of middle schools and high schools, generally grades seven (7) through twelve (12). Boarding of students not permitted north of the Development Contour line.
- *School, vocational, professional or other:* Education or training in business, commerce, language, or other similar activity or occupational pursuit, or in the use of specialized, technical, or technological equipment or office machines, and not otherwise defined as home occupation, college or university, or elementary or secondary school. Boarding of students not permitted north of the Development Contour line.
- *Service, repair, commercial:* Establishments primarily engaged in providing services to commercial and business establishments. Operations may include large-scale facilities and storage of merchandise and equipment outside enclosed buildings. Commercial services includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):
  - Building maintenance service;
  - Laundry or dry cleaning, commercial, industrial;
  - 721 Laundry, Cleaning, and Garment Services;
  - 735 Equipment Rental and Leasing;
  - 7623 Refrigeration Service and Repair;
  - 7692 Welding Repair;

7694 Armature Rewinding Shops;

7699 Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and, to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith, or gunsmith shops; and septic tank or sewer cleaning services; but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.

- *Sports and/or entertainment facility:* Establishments designed, intended, or used primarily for indoor or outdoor spectator events including, but not limited to, professional and amateur sporting events, concerts, theatrical presentations, or motor vehicle racing. Typical uses include coliseums, arenas and sports stadiums.
- *Studio, professional:* A place where works of art are created, displayed and sold, or instruction of the arts to students occurs in the fields of painting, drawing, sculpture, etching, craftwork, fine arts, photography, bridge, or similar fields; but not including health treatment or the use of kilns exceeding twenty (20) square feet in size.
- *Terminal, public transportation, local:* Establishments primarily engaged in furnishing local and suburban mass passenger transportation over regular routes and on regular schedules with operations confined principally to a municipality, contiguous municipalities, a municipality and its suburban areas or a regional transportation district. Also included in this definition are parking lots provided for the use of passengers or employees of the transit provider.
- *Theater, indoor:* Establishments engaged in the provision of cultural, entertainment, and other events to spectators as well as those involving social gatherings. Typical uses include theaters, and multiplex cinemas. This definition includes, but is not limited to, all uses in the following SIC group:
  - 7832 Motion picture theaters, except drive-in;
  - Theater, studio; Excluding adult establishment.
- *University or college:* An educational institution which offers specialized instruction in any of several fields of study and/or in a number of professions or occupations and is authorized to confer various degrees such as the bachelor's degree. Such institutions may include any number of buildings on adjacent zone lots or on zone lots directly across streets or alleys from each other. They may include a variety of uses such as classroom buildings, administrative offices, sports facilities, research facilities and other related uses operated by the governing board of the institution within the campus or on adjoining zone lots. Amusement devices may be maintained and operated as a part of this use provided such devices are located in the student center or lounge and do not occupy an area more than ten (10) percent of the ground level floor area of the structure. Boarding of students not permitted north of the Development Contour Line.
- *Utility, major impact:* Above-grade utilities exceeding ten thousand (10,000) square feet of gross site area that has a substantially larger-than-local impact. This definition includes all uses in the following SIC groups and the following uses:
  - 4911 Electric services including wind and solar generating stations;

4922 Natural gas transmission;

4923 Natural gas transmission and distribution;

4924 Natural gas distribution;

4925 Mixed, manufactured, or liquefied petroleum gas production and/or distribution;

493 Combination electric and gas, and other utility services;

494 Water supply;

495 Sanitary services;

496 Steam and air-conditioning supply;

497 Irrigation systems.

Solid waste facility;

Other similar facilities.

- *Utility, minor impact:* Above-grade utilities of less than ten thousand (10,000) square feet of gross site area that have a localized impact on surrounding properties and are necessary to provide essential services. This definition includes all uses in the following SIC groups:
  - 4813 Telephone communications, except radiotelephone, limited to telephone switching stations;
  - 4911 Electric services, limited to electrical substations, and electrical relay switching stations; if electric substation transformers are exposed, there shall be provided an enclosing fence or wall at least six (6) feet high and adequate to obstruct view, noise and passage of persons or materials;
  - 4923 Natural gas transmission and distribution, limited to natural gas distribution substations;
  - 494 Water supply, limited to utility pumping stations.
  
- *Vehicle, equipment sales, leasing, service, rental:* Sales, leasing, or rental, and related servicing, of:
  - (a) Trucks in excess of one-and-one-half (1½) tons or equipment for use in agriculture, mining, industry, business, transportation, building, or construction; or
  - (b) Automobile hitches or trailers, house trailers, recreational vehicles, and boats, but excluding commercial wrecking, dismantling, or junkyard.Also, establishments primarily engaged in servicing, repairing, overhauling, inspecting, licensing, and maintaining aircraft. These establishments typically include administrative offices, warehousing of aircraft parts inventories, employee

locker rooms, and cafeterias.

- *Wholesale trade, general, storage of toxic and/or hazardous materials:* Establishments primarily engaged in selling durable and nondurable goods to retailers; to industrial, commercial, institutional, farm, building trade contractors, or professional business uses; or to other wholesalers. Activities may include physically assembling, sorting, and grading goods into large lots and breaking bulk for redistribution in smaller lots. Operations with more than twenty-five (25) percent of sales to retail customers require the appropriate business zone district. This definition includes, but is not limited to, all uses or products in the following SIC groups and uses:

501 Motor vehicles, parts, and supplies (except motor vehicle parts, used, SIC group 5015);

505 Metals and minerals, except petroleum;

508 Machinery, equipment, and supplies;

515 Farm-product raw materials;

516 Chemicals and allied products;

5191 Farm supplies.

Sale at wholesale and/or storage of toxic or hazardous materials as determined by the fire department. This includes, but is not limited to, refrigeration equipment and supplies, chemicals, and allied products and petroleum products.

- *Wholesale trade, light, storage of nontoxic, nonhazardous materials:* An establishment primarily engaged in selling durable and nondurable goods to retailers; to industrial, commercial, institutional, farm, building trade contractors, or professional business uses; or to other wholesalers. Activities may include physically assembling, sorting, and grading goods into large lots and breaking bulk for redistribution in smaller lots in such a way as to have a minimal impact on surrounding properties. Operations with more than twenty-five (25) percent of sales to retail customers require the appropriate business zone district. This definition includes all uses or products in the following SIC groups and uses:

502 Furniture and home furnishings;

503 Lumber and construction materials;

504 Professional and commercial equipment;

506 Electrical goods;

507 Hardware, plumbing, and heating equipment;

509 Miscellaneous durable goods (except scrap and waste materials, SIC group 5093);

511 Paper and paper products;

512 Drugs, proprietaries, and sundries;

513 Apparel, piece goods, and notions;

514 Groceries and related products;

518 Beer, wine, and distilled beverages;

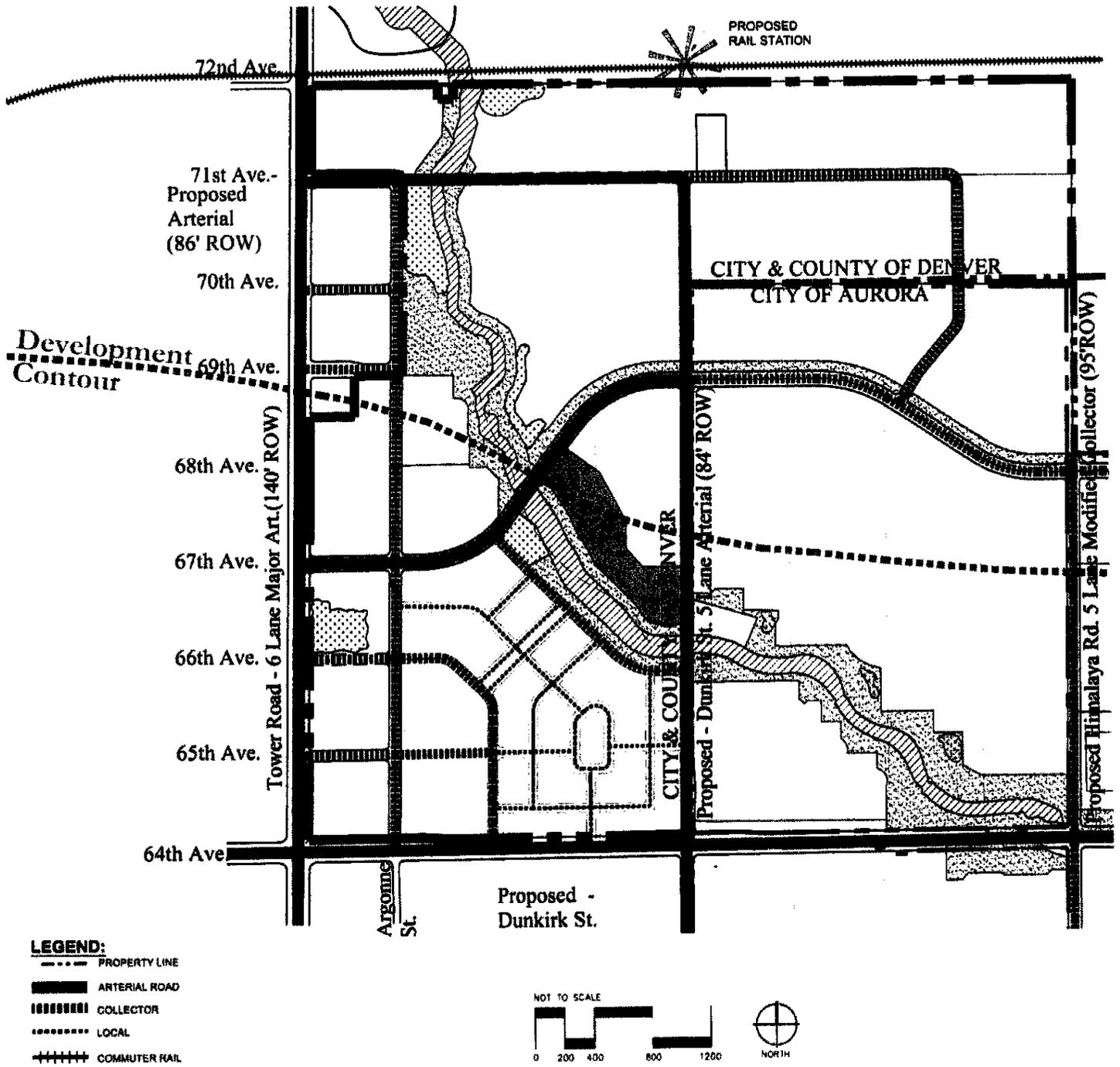
519 Miscellaneous nondurable goods (except farm supplies, SIC group 5191).

Postal processing center;

Storage services;

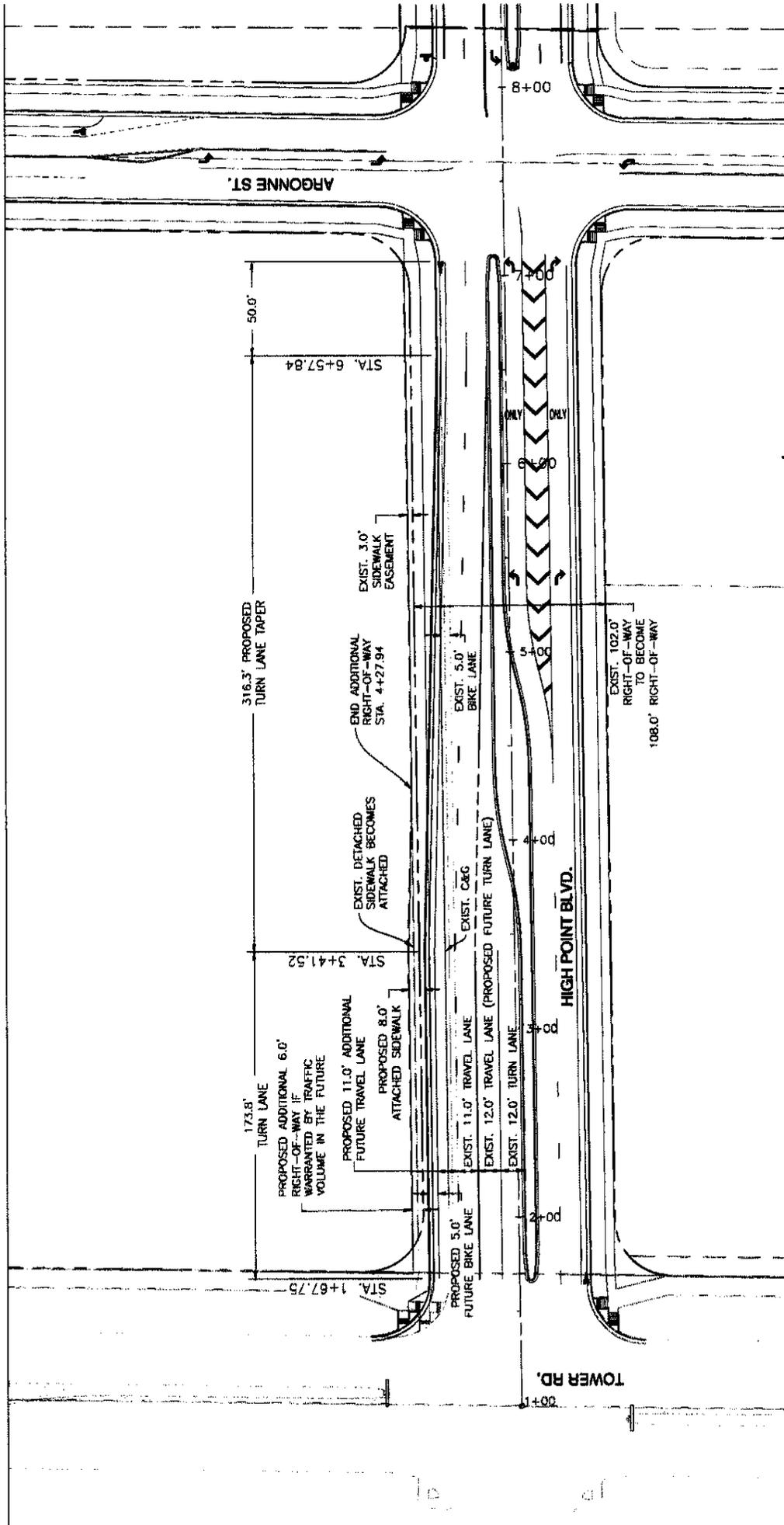
Sale at wholesale and/or storage or warehousing of nontoxic, non-hazardous materials as determined by the fire department.

# Exhibit I – Locations of Arterial and Collector Streets



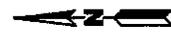
**Exhibit J -- Identification of Possible Additional Right of Way**

(to be attached)



APRIL 20, 2011

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST DOLFAK AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028



**CONCEPTUAL  
 HIGH POINT BOULEVARD  
 FUTURE TURN LANE**