

Section 10.10 NON-RESIDENTIAL DISTRICT USE TABLE

- A. Specified Uses.** In all Non-Residential Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article.
- B. Schedule of Uses.** The Schedule of Use Regulations identifies uses as follows:
1. “P” identifies uses permitted as of right.
 2. “S” identifies uses requiring Conditional Use Approval as outlined in [Article VIII](#).
 3. “A” identifies accessory uses.
 4. No marking identifies uses not permitted

Use	I-1	RD	PF	Notes
Industrial				
Research & testing facilities	P	P		
Laboratories - experimental, film, testing.		P		
Manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers.	P	P		
Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.	P			
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas.		P		
Sheet metal products manufacturing and repair.		P		Repair is only allowed when incidental to manufacturing.

Use	I-1	RD	PF	Notes
Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth, or other similar materials not generated on-site.	P	P		
Manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood, and yarns.		P		
Printing, lithographic, blueprinting, and similar processes when used to manufacture product but excluding retailing of product or service, such as a copy and printing center for carry-in/ carry out service.		P		
Commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses.	P			
Light manufacturing industrial uses which by the nature of the materials, equipment, and processes utilized are to a considerable extent clean, quiet, and free from any objectionable or dangerous nuisance or hazard but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.	P			
Light-metal cutting	S			
Self-storage facilities	S	S		Subject to Section 14.39

Use	I-1	RD	PF	Notes
Warehousing and material distribution centers and contractors' establishments provided all products, material, and equipment are stored within an enclosed building.	S			
Indoor storage of materials to be used on-site and of products made on-site, but excluding warehousing of items not involved in the on-site processes.	P	P		
Wholesale businesses, but not including junkyards or used auto wrecking establishments or business handling wastes, coal yards, junk; the incubation, raising or storing of poultry; the slaughtering of animals or poultry.	S			
Manufacturing of wine, beer and/or other alcoholic beverages.		P		
Recycling centers		S		
Office / Retail / Service				
Large animal clinics	S			Subject to Section 14.38
Retail/Showroom for goods manufactured on site or in conjunction with site operations.		P		Maximum fifteen percent (15%) of total gross floor area.
Restaurants and cafeterias within principal buildings	A			
Restaurants and cafeterias in stand-alone buildings	P			
Tasting rooms				Subject to Section 14.75
Personal fitness centers		S		

Use	I-1	RD	PF	Notes
Open air businesses for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, such as household equipment, small tools, pneumatic-tired two and four wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment.	S			
Automotive/Transportation				
Automobile or vehicle repair centers	P			
Bus, truck, taxi, and rail terminals	S			
Institutional/Cultural				
Public swimming pools, parks, playgrounds and playfields			P	Minimal encroachment and/or intrusion upon the natural resource areas
Commercial outdoor recreational facilities, such as, but not limited to, canoe/kayak/liveries, concession stands, swimming pools			S	Minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties.
Cemeteries			P	
Primary and secondary non-profit schools, colleges and universities			P	
Child care center within principal building	A	A		
Child care center in stand-alone building	S	S		
Essential services structures	P	P	P	
Essential services buildings	S	P	S	
Outdoor storage for essential service buildings	S	S	S	
Other				

Use	I-1	RD	PF	Notes
Any use producing more than seventy (70) decibels at the property line	S	S		Not an allowed use when adjacent to residentially used or zoned property.
Radio, television, microwave, and cellular phone towers	S		S	
Accessory uses, buildings, or structures	A	A	A	Subject to regulations in Article III .