

ARTICLE III. USE REGULATIONS

3-104.8 Provisions applicable to manufacturing activities.

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.
2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts when approved as provided in article VII, section 7-104.
3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:
 - a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
 - b. Such facility shall not be located on a site having an area of less than 50 acres.
 - c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
 - d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.

Exhibit B
Part B - ZONING REGULATIONS
ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts						
[Uses, Structures and] Activities				Zone District		
				I-R (1)	I-G	I-S
I.	Manufacturing activities					
	A.	Manufacturing, limited	P	P	P	
	B.	Manufacturing, general	P	P	P	
	C.	Manufacturing, basic industry	<u>C</u>		SUP (2)	
	D.	Manufacturing, hazardous			SUP (2)	
II.	Commercial activities					
	A.	Adult oriented business		O (3)		
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)	
	C.	Automotive parking	P	P	P	
	D.	Automotive and marine craft sales, service and repair	SUP	SUP		
	E.	Entertainment and amusement services, limited	P	P		
	F.	Group assembly and commercial outdoor recreation	C	C		
	G.	Outside materials and equipment sales and repair		P		
	H.	Professional services, medical	P	P	P	
	I.	Professional services, nonmedical	P	P		
	J.	Restaurant, full-service	P	P	P	
	K.	Restaurant, fast food	P	P	P	
	L.	Scrap operations			SUP (2)	
	M.	Self-service storage	P	P		
	N.	Warehousing goods, transport and storage	P	P	SUP (2)	
	O.	Wholesale sales	P	P	SUP (2)	
	P.	Banking and financial institutions	P			
>	>	General retail sales and services	P			
Q.						
III.	Community facility activities					
	A.	Administrative services	P	P	P	
	B.	Child care facilities	C	C		
	C.	Community assembly	C	C		
	D.	Essential public transport communication and utility services	P	P	P	
	E.	Extensive impact facilities	C	C	SUP (2)	
	F.	Intermediate impact facilities	C	C		
	G.	Religious facilities	C	C		
	H.	Waste disposal operations			SUP (2)	
IV.	Agricultural activities					
	A.	Mining and quarrying			SUP (2)	
V.	Accessory activities					
	A.	Accessory storage, enclosed	P	P	P	
	B.	Accessory child care	C	C		
	C.	Administrative office	P	P	P	

D.	Operation of cafeteria	C	C	C
E.	Residential occupancy	C	C	C

Note(s)—Key to interpreting use classifications.

- P = Use permitted by right within the district.
- SUP = Principal use permitted with supplemental provisions.
- C = Conditional use (subject to approval by the Board of [Zoning] Appeals).
- O = Requires overlay district.
- (1) See subsection 7-104.2, for supplemental design provisions.
- (2) See subsection 7-104.1, for supplemental design provisions.
- (3) See article VIII, section 8-401.