

**ZTA201800002 PROPOSED BY-RIGHT AND SPECIAL USE PERMIT  
INDUSTRIAL ZONED PROPERTIES NOT SERVED BY PUBLIC WATER OR A CENTRAL SYSTEM**

<u>USE</u>	<u>LI Industrial</u>	<u>HI Heavy Industrial</u>	<u>LI/HI Not served by water</u>
Manufacturing/Processing/Assembly/Fabrication/Recycling*	BR	BR	SP
<u>Processing of agricultural products</u>	<u>BR</u>	<u>BR</u>	<b>BR</b>
Asphalt mixing plants.	N	SP	SP
Brick manufacturing, distribution.	SP	BR	SP
Cement, lime gypsum manufacture or processing.	N	SP	SP
Chemical, plastics manufacture or processing.	SP	SP	SP
Dry cleaning plants (reference 5.1.49).	SP	BR	SP
Foundries (reference 5.1.50).	N	SP	SP
Inorganic fertilizer manufacture or processing.	N	SP	SP
Materials recovery facilities, privately owned and operated.	SP	BR	SP
Organic fertilizer manufacture or processing.	SP	BR	<b>BR</b>
Petroleum, gasoline, natural gas and manufactured gas bulk storage (reference 5.1.20).	SP	BR	SP
Petroleum refining, including by-products (reference 5.1.20).	N	SP	SP
Pulp or paper manufacture or processing.	N	SP	SP
Recycling processing center.	SP	BR	SP
Rendering plants (reference 5.1.53).	SP	BR	SP
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).	SP	BR	<b>BR</b>
Storage/Warehousing/Distribution/Transportation*	BR	BR	SP
<u>Collection and distribution facilities for local agricultural products in the Rural Area</u>	BR	BR	<b>BR</b>
Airports.	SP	SP	SP
Heavy equipment and heavy vehicle parking and storage yards.	SP	BR	SP
Heliports (reference 5.1.01).	SP	SP	SP
Helistops (reference 5.1.01).	SP	SP	SP
Junk yards (reference 5.1.10).	N	SP	SP
Warehouse facilities where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.	SP	BR	SP
Laboratories/Research and Development/Experimental Testing	BR	BR	<u>SP</u>
Independent offices; within structure existing or vested on or before April 3, 2014.	BR	BR	<u>SP</u>

*Underlined uses indicated proposed uses not currently listed in the Industrial Districts.*

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Independent offices; within structure not established or not vested until after April 3, 2014.	SP	SP	SP
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014.	SP	SP	SP
Industrial offices.	BR	BR	SP
Energy and communications transmission facilities (reference 5.1.12).	SP	SP	SP
Fire, ambulance and rescue squad stations (reference 5.1.09).	BR	BR	<b>BR</b>
Personal wireless service facilities, Tier I (reference 5.1.40).	BR	BR	BR
Personal wireless service facilities, Tier II (reference 5.1.40).	BR	BR	BR
Personal wireless service facilities, Tier III (reference 5.1.40).	SP	SP	SP
Public uses (reference 5.1.12).	BR	BR	BR
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Water, sewer, energy, communications distribution facilities (reference 5.1.12).	BR	BR	BR
Temporary construction headquarters (reference 5.1.18).	BR	BR	BR
Temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary events sponsored by local nonprofit organizations (reference 5.1.27).	SP	SP	SP
Temporary industrialized buildings (reference 5.8).	BR	BR	BR
Uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts (collectively, "general commercial uses" as used in section 26.3) not otherwise expressly authorized by this section either by right or by special use permit; within structure existing or vested on April 3, 2013.	SP	SP	SP
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).	SP	SP	<b>BR</b>
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).	SP	SP	<b>BR</b>
Hotels, motels, inns.	SP	SP	SP
Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from a street within the entrance corridor overlay district to which it is contiguous or from any other street within the entrance corridor	SP	SP	SP
Subordinate retail sales for any use permitted by right; use does not exceed 25% of the gross floor area of the primary industrial use.	BR	BR	SP
Subordinate retail sales for any use permitted by right; use exceeds 25% of the gross floor area of the primary industrial use.	SE	SE	SP

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Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	BR	BR	SP
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	SE	SE	SP
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).	BR	BR	BR
Parking structures, stand alone (reference 4.12, 5.1.41).	SP	SP	SP
Parking area, stand alone (reference 4.12, 5.1.41).	SP	SP	SP
Uses permitted by right in the Light Industry (LI) or Heavy Industry (HI) districts, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	SP
Dwellings and sleeping quarters, on-site (reference 5.1.21).	BR	BR	BR
Fill areas (reference 5.1.28)	BR	BR	BR
Waste areas (reference 5.1.28)	BR	BR	BR

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