

Permitted uses on the subject property include all uses consistent with the B-4 and I Zoning District :

B-4 limited business and manufacturing district. Within the limited business and manufacturing (B-4) district, the following uses may be allowed:

1. Business and professional offices.
2. Banks.
3. Printing shops.
4. Research facilities.
5. Retail warehouse sales and service for non-intensive uses.
6. Mini-warehouses for the storage of residential items.
7. Business warehouse facilities in conjunction with adjacent commercial and retail uses.
8. Limited restaurants intended to serve businesses in the local vicinity with a maximum seating capacity of not more than 30.
9. Limited indoor industrial uses, including fabrication, processing, converting, altering, assembling, dismantling, cleaning, servicing, freezing, treatment, distribution, repair, finishing, testing, or other handling of components, devices, equipment, and products.
10. Enclosed garages and repair shops for motor vehicles.
11. Laundries and dry cleaning establishments using non-combustible solvents.
12. Enclosed storage and sales of lumber and building materials.
13. Enclosed sales of seed, insecticide, and growers' supplies.
14. Bakeries, wholesale or commercial bakery warehouses.
15. Enclosed sales of farm and heavy equipment.
16. Enclosed sign painting and/or sign manufacturing shops.
17. Radio and/or television broadcast stations.
18. Enclosed repair shops for repairing furniture or appliances powered by gas, oil, electricity, etc.
19. Parks and recreational facilities, public
20. Public facilities.
21. Public utilities.

Industrial (I) district the following provisions shall apply:

1. The principal uses allowable in any "I" district shall be limited in general to assembly, packaging or processing of previously prepared goods and materials. Additional allowable uses include the storage of goods and materials; the receiving, sorting, and/or distribution of goods

and materials; fabricating shops; wholesale activities requiring extensive storage or warehousing; related commercial or service activities; and certain types of manufacturing and processing of raw materials and goods and other uses specifically listed below. Retail uses may be allowed by special exception.

2. Warehousing, building material yards, and contractors equipment storage yards. For purposes of this section, building material yards and contractors equipment storage yards shall mean those areas intended for the regular, consistent, or long-term placement, keeping, storage, or location, of any type of industrial, construction, or agricultural machinery, supplies, equipment or vehicles which are not on the premises in connection with a properly allowed project. Such items shall include, but not be limited to, concrete mixers, asphalt and tar heaters, trucks, cranes, tractors, bulldozers, backhoes, scaffolding materials, welding machines, concrete blocks or bricks, cement, lumber, angle iron, and other related items.

3. Ice manufacturing and cold storage.

4. Railroad freight terminals, truck terminals.

5. Fruit and vegetable grading and packing houses, canning plants.

6. Bottling works.

7. Cement products, sand and gravel yards.

8. Machine shops, mill works, and welding shops.

9. Gasoline or other motor fuel stations, including bulk storage.

10. Farm and heavy equipment sales, including open storage.

11. Automobile servicing and repairing establishments.

12. Planned industrial parks.

13. Sign painting and/or sign manufacturing shops provided all storage and work is conducted in an enclosed building.

14. Laboratories--experimental and/or testing.

15. Storage warehouses, mini-warehouses, etc.

16. Newspaper or publishing plants.

17. Storage or parking areas for commercial, industrial, contracting, or agricultural machinery, vehicles, water vessels or equipment.

Prohibited Uses:

- Business or Professional Offices exceeding 50% or more of office space for each individual tenant space.
- Heavy industrial manufacturing operations which are deemed to be harmful to the health safety and welfare based on substantial noise, smoke, dust, cold, radiation emissions, glare, night illumination,

vibrations, smell, risk of spills, fires, explosions, or other physical hazards.

- Slaughterhouses.
- Wrecking or salvage yards.
- Concrete or asphalt processing plants.
- Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities.
- Drive thru restaurants.
- Bars, cocktail lounges, pubs, beer gardens or similar uses.
- Adult businesses.
- Stealth communication facilities/towers.
- Commercial retail.
- Outdoor automotive repair of motor vehicles and marine vessels.
- Boat storage.