

**ARTICLE 3.00
USE CLASSIFICATION**

03.01 General Classification Rules

The provisions of this section shall be known as the Activity or Use Classifications. The purpose of these provisions is to classify uses into a number of specifically defined types on the basis of common functional characteristics and similar compatibility with other uses, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the zoning regulations.

03.02 Listing of Activity Classifications

All activities are hereby classified into the following activity types: (Vacant land, itself, shall not constitute an activity type.)

03.02.010 Residential Activities:

- A. Dwelling, one-family detached
- B. Dwelling, attached
- C. Dwelling, two-family detached and two-family
- D. Dwelling, mobile home
- E. Dwelling, multi-family, upper story residential
- F. Dwelling, mobile home park
- G. Dwelling, multi-family
- H. Bed and Breakfast Homestay
- I. Community Residential Home

03.02.020 Community Facility Activities:

- A. Administrative Services
- B. Assisted Living/Nursing Home
- C. Community Assembly
- D. Community Education

- E. Essential Service
- F. Extensive Impact
- G. Health Care
- H. Intermediate Impact
- I. Limited Child and Adult Care
- J. Non-assembly Cultural
- K. Nursing Home/Assisted Living
- L. Place of Worship
- M. Utility and Vehicular

03.02.030 Commercial Activities:

- A. Animal Care
 - A.1 Automotive Disassembly, Parts Recycling and Materials Recovery Operations
- B. Automotive Parking
- C. Automotive/Truck, Craft and Related Equipment Sales and Rental and Retail and Delivery
- D. Automotive Repair and Cleaning
- E. Automotive Servicing and Cleaning
 - E.1. Bed and Breakfast Inns
- F. Business and Communication Service
- G. Construction Sales and Services
- H. Consumer Laundry and Repair
- I. Convenience Sales and Service
- J. Financial, Consulting, and Administrative
- K. Food Service
- L. Food Service - Drive-in

- M. General Personal Service
- N. General Retail Sales and Service
- O. Group Assembly - Extensive
- P. Group Assembly – Limited
- P.1. Limited Newspaper and Periodical Printing
- Q. Medical Office/Services
- R. Research Service
- S. Retail Business Supply
- T. Scrap Operation
- U. Transient Habitation
- V. Transport and Warehousing
- W. Undertaking Service
- X. *Reserved.*
- Y. Wholesale Sales
- Z. Limited Retail Sales
- AA. Limited Warehousing
- BB. Adult Entertainment
- 03.02.040 Manufacturing/Industrial Activities:
 - A. Limited Manufacturing/Industrial
 - B. Intermediate Manufacturing/Industrial
 - C. Extensive Manufacturing/Industrial
- 03.02.050 Agricultural Activities:
 - A. Crop and Animal Raising
 - B. Plant Nursery

03.03 Accessory Uses

In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity. The accessory uses permitted are presented with the regulation section of each district.

03.04 Classification of Combination of Principal Activities

The following rules shall apply where a single zone lot contains activities which resemble two or more different activity types and which are not classified as accessory activities.

03.04.010 Separate Classification of Each Establishment

The principal activities on a single zone lot by each individual establishment, management, or institution shall be classified separately.

03.04.020 Separate Classification of Different Major Classes of Activities Conducted by a Single Establishment

If the principal activities conducted by a single establishment, management, or institution resemble two or more different major classes of activities, to wit, Residential, Community Facilities, Commercial, Manufacturing, or Agricultural Activities - the principal activities of each major class shall be classified separately.

03.04.030 Classification of Different Activities Within the Same Major Class, Conducted by a Single Establishment

If principal activities conducted on a single zone lot by a single establishment, management, or institution resemble two or more activity types within the same major class of activities, all such principal activities shall be classified in the activity type within said class the description of which type most closely portrays the overall nature of such activities. However, when activity types have any characteristics of Utility and Vehicular, Health Care, Intermediate Impact, or Extensive Impact Community Facility; or Food Service Drive-in, Auto Parking, Wholesale, Transport and Warehousing, Scrap Operation or Group Assembly - Extensive Commercial Activities; or Extensive Manufacturing Activities, all such principal activities within the same major class of activities as any of such types the description of which most closely portrays said principal activities; except that all such Commercial Activities shall be classified within the Scrap Operation Commercial Activities type if they have any of its characteristics.

03.05 Residential Activities; Class and Types

03.05.005 Activity Type – Bed and Breakfast Inn/Bed and Breakfast Homestay: The occupancy of a structure for commercial lodging or transient housing uses on a limited scale.

03.05.010 Activity Type - Dwelling One-Family Detached: The occupancy of a one-family dwelling which is entirely separated from structures located on adjacent lots.

03.05.020 Activity Type - Dwelling Attached: The occupancy of a building containing not more than two dwelling units attached at the side or sides by a party wall without openings on separate lots.

03.05.030 Activity Type - Dwelling, Two-Family: The occupancy of a building containing two dwelling units on one lot.

03.05.030.5 Activity Type – Dwelling Two-Family detached: The occupancy of a dwelling unit which is entirely separated by another any other unit on the same lot.

03.05.040 Activity Type – Dwelling, Mobile Home: The occupancy of a detached one-family dwelling unit having the following characteristics:

A structure manufactured before June 15, 1976 that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as compiled in 42 U.S.C., Section 5401 et. seq. It is a structure that is transportable on one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent Chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating , air conditioning, and electrical systems contain in the structure; and includes a “Manufactured home” and “Mobile home” as defined by Section 68-126-202, Tenn. Code Annotated.

03.05.050 Activity Type - Dwelling, Upper Story Residential: The area of a building above the ground floor (which is above the cellar), which is principally used, designed, or adapted for use by one or more households each of which has separate living quarters.

03.05.060 Activity Type – Multi-Family: The occupancy of three or more dwelling units for permanent residential use in a single structure that may or may not be separated by firewalls but which are contained on a single lot or parcel.

03.05.070 Activity Type – Mobile Home Park: A residential facility whereby mobile homes or mobile home pads are leased or rented on commercial basis.

03.05.080 Activity Type – Community Residential Home: A licensed residence complying with T.C.A. § 13-24-101 - § 13-24-104,

03.06 Community Facilities Activities: Class and Types

03.06.010 Activity Type - Administrative Services Community Facilities: Include the activities typically performed by non-profit private, public, and utility administrative offices.

03.06.010.5 Activity Type –Assisted Living: The occupancy of a congregate care residential facility with separate living quarters and accessory supportive services including health care and a central private kitchen. This may also include a nursing home.

03.06.020 Activity Type - Community Assembly Community Facilities: Include the activities typically performed by, or at, the following institutions and installations:

- A. Parochial and private, non-profit clubs, lodges, meeting halls, and recreation centers and areas
- B. Temporary non-profit festivals

03.06.030 Activity Type -Community Education Community Facilities: Include the activities typically performed by the following institutions:

- A. Orphanages
- B. Public, parochial, and private nursery schools, kindergartens, primary, and secondary schools

03.06.040 Activity Type - Essential Service Community Facilities: Includes the maintenance and operation of the following installations:

- A. Electrical, communication, and telephone distribution lines and poles, water, storm drainage, sewer lines, and gas distribution lines with incidental appurtenances thereto, but excluding electric transmission lines and major fuel transmission lines.
- B. Private streets
- C. Rights-of-way to all modes of transportation
- D. Small landscaped, scenically significant open areas, natural reserves
- E. Public community centers and recreation areas, such as playgrounds and playfields
- F. Emergency first aid stations

03.06.050 Activity Type - Extensive Impact Community Facilities: Include the activities that have a high degree of effect upon the surrounding land uses due to their hazards, nuisance characteristics, as well as the traffic generation characteristics, parking requirements, and land requirements and typically performed by, or the maintenance and operation of, the following institutions and installations:

- A. Airports, air cargo terminals, heliports, helistops, or any other aeronautical device
- B. Detention and correction institutions
- C. Sanitary land fills
- D. Major mail processing centers
- E. Military installations
- F. Public and private utility corporations or truck yards
- G. Radio and television transmission stations
- H. Railroad, bus, and transit terminals
- I. Railroad yards and other transportation equipment marshaling and storage yards
- J. Stadiums, sports arenas, auditoriums, and bandstands
- K. Zoological gardens
- L. Electricity transmission lines (overhead electrical transmission lines which are principally supported by units having two or more poles or other structures including towers or with the base of the pole or other structure in excess of two feet in diameter) and major fuel transmission lines

03.06.060 Activity Type - Health Care Community Facilities: Include the activities typically performed by the following institutions:

- A. Health Care
- B. Hospitals
- C. Centers for observation or rehabilitation, with full-time supervision or care

03.06.070 Activity Type - Intermediate Impact Community Facilities: Include the activities that have a significant effect upon the surrounding land uses due to their traffic generation characteristics, parking requirements, and land requirements, and typically performed by, or the maintenance and operation of, the following institutions or installations:

- A. Cemeteries, mausoleums and columbariums
- B. Colleges, junior colleges, and universities, but excluding business schools operated as profit-making enterprises
- C. Commercial marinas and boat docks
- D. All golf courses
- E. Reservoirs and water tanks
- F. Sewage disposal treatment plants

03.06.080 Activity Type - Limited Child and Adult Care Community Facilities:

Includes the activities typically performed by the following facilities:

- A. Limited Child Care Facilities: Includes day care services provided to children under eighteen (18) years of age for less than twenty-four (24) hours a day and without living accommodations for the clientele.
- B. Limited Adult Care Facilities: Includes day care services provided to adults recipients, eighteen (18) years of age or older, for less than twenty-four (24) hours a day, by a provider of such services who is not related to such adult in accordance with Tennessee State Law and rules established by the Tennessee Department of Human Services.

03.06.090 Activity Type - Non-assembly Cultural Community Facilities: Include the activities typically performed by the following institutions:

- A. Public, parochial, and private non-profit museums and art galleries
- B. Public, parochial, and private non-profit libraries and observatories

03.06.100 Activity Type - Nursing Home/Assisted Living Community Facilities:

The occupancy of a congregate care residential facility with separate living quarters and accessory supportive services including health care and a central private kitchen. Include the activities typically performed by the following institutions:-

- A. Rest homes and homes for the aged
- B. Nursing homes and convalescent hospitals
- C. Assisted living facilities

03.06.110 Activity Type - Place of Worship: Any structure or site for public assembly such as a church, synagogue, chapel, sanctuary, used for the collective or

individual involvement with a religious activity, such as rites, rituals, ceremonies, and discussions.

03.06.120 Activity Type - Utility and Vehicular Community Facilities: Include the maintenance and operation of the following installations:

- A. Communication equipment installation and exchanges
- B. Electrical substations
- C. Gas substations
- D. Neighborhood news carrier distribution centers
- E. Police stations and fire stations
- F. Post offices, but excluding major mail-processing centers

03.07 Commercial Activities: Class and Types

03.07.010 Activity Type - Animal Care Commercial Activities: Include the provision of animal care, treatment, and boarding services.

03.07.015 Activity Type – Automotive Disassembly, Parts Recycling, and Materials Recovery Operations: Includes activities where automobiles and other vehicles are disassembled and parts are removed and sold and/or residuals are reprocessed for shipping to be used in the fabrication of other finished goods.

03.07.020 Activity Type - Automotive Parking Commercial Activities: This activity includes the temporary parking and storage of licensed motor vehicles, as a principal use, for short periods of time, not within a street, on a stabilized or paved surfaced (ground or garage), containing three or more parking spaces. This does not include the storage of scrap automobiles.

03.07.030 Activity Type - Automotive Repair and Cleaning Commercial Activities: Includes the major repair or painting of motor vehicles and/or trailers, including body work and installation of major accessories, as well as the washing and detailing of motor vehicles and/or trailers.

03.07.040 Activity Type – Automotive/Truck, Craft and Related Equipment Sales and Rental and Retail Delivery Commercial Activities: Includes the retail or wholesale sale or rental, from the premises, of vehicular and related equipment, with incidental maintenance.

03.07.050 Activity Type - Automotive Servicing and Cleaning Commercial Activities: Include the sale, from the premises, of goods and the provision of services

which are generally required for the operation and limited maintenance of automotive vehicles to fulfill motorist needs, including sale of petroleum products and/or the sale and servicing of tires, batteries, automotive accessories, and replacement items, lubricating services, and performance of minor repairs.

03.06.055 Activity Type – Bed and Breakfast Inn: A transient lodging facility as described in the definitions section 03.05.005.

03.07.060 Activity Type - Business and Communication Service Commercial Activities: Includes the provision of services of a clerical, goods brokerage, telecommunications and communications of a minor processing nature, software publishing, video and recording production, television and radio broadcasting, data processing and hosting and related services, multi-copy and blueprinting services, custom printing limited to a maximum of 2,500 square feet of floor space, but excluding the printing of books, other than pamphlets and small reports,. These activities do not include the storage of goods and chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.070 Activity Type - Construction Sales and Service Commercial Activities: Includes the construction and incidental storage activities performed by construction on zone lots other than construction sites, as well as the retail or wholesale sales, from the premises of materials used in the construction of buildings or other structures.

03.07.080 Activity Type - Consumer Laundry and Repair Service Commercial Activities: Include the cleaning or repair of personal apparel and household appliances, furniture, and similar items, other than services listed in Convenience Sales and Service Commercial, but exclude repair of motor vehicles and of structures.

03.07.090 Activity Type - Convenience Sales and Services Commercial Activities: Includes the retail sale, from the premises, of drugs and other small personal convenience items such as toiletries, magazines, and limited grocery items, and may include gasoline sales as a primary or as an accessory use, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care, shoe shining and operation of self-service laundromats and laundry or dry cleaning pick-up stations, but excludes other apparel cleaning and repair services. No establishment shall exceed 5,000 square feet of gross floor area.

03.07.100 Activity Type - Financial, Consulting, and Administrative Commercial Activities: Include the provision of financial, insurance, and real estate brokerage services, as well as the provision of advice, designs, information, or consultations of a professional nature (other than the services classified as Community Facility Activities or described as Medical Service, Business and Communication Services or Research Center). They also include the executive, management, administrative, and desired activities of private, profit oriented firms, other than public utility firms. These activities

do not include the storage of goods and chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.110 Activity Type - Food Service Commercial Activities: Includes the retail sale of prepared food or beverages for primarily on-premises consumption on the same zone lot, but not to be consumed within a parked car or purchased from a drive-up window.

03.07.120 Activity Type - Food Service Drive-in Commercial Activities: Includes the retail sale of prepared food or beverages for either home or on-premises consumption, which may be either consumed within a parked car, for take-out from the building for consumption off-premises or from a drive-up window, or on the same zone lot or within the principal structure on the zone lot.

03.07.130 Activity Type - General Personal Services Commercial Activities: Include the provision to individuals of informational, instructional, and other services not including Financial, Consulting and Administrative Services, Group Assembly, or Transient Habitation or services classified as Community Facilities. The activities do not include the storage of goods or chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.140 Activity Type - General Retail Sale and Service Commercial Activities: Include the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services consisting primarily of items such as commercial amusements or food products sales other than those described as Food Service, Food Service - Drive-in or Convenience Sales and Service Commercial Activities, but exclude sale or rental of motor vehicles, except for parts and accessories, and sale of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware.

03.07.150 Activity Type - Group Assembly Extensive Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to assembled groups of spectators or participants numbering 500 or more.

03.07.160 Activity Type - Group Assembly Limited Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to assembled groups of spectators or participants smaller than 500 in number.

03.07.170 Activity Type - Medical Office/Services Commercial Activities: Includes the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services.

03.07.180 Activity Type - Research Service Commercial Activities: Include research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service or which is conducted by and for a private profit-oriented firm.

03.07.190 Activity Type - Retail Business Supply Commercial Activities: Includes the retail sale or rental from the premises, primarily to firms and other organizations using the goods rather than to individuals, of office equipment and supplies and similar goods, together with the provisions of incidental maintenance services; but exclude sale or rental of motor vehicles, except for parts and accessories, and sale of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware.

03.07.200 Activity Type - Scrap Operation Commercial Activities: Include the storage and sale, from the premises, of used waste materials or other items except when such activities are incidental to a manufacturing operation.

03.07.210 Activity Type – Transient Habitation Commercial Activities: Includes the provision of lodging services to transient guests, having at least 70 percent of its accommodation available on a less-than-weekly basis and includes hotels, motels and Bed and Breakfast Inns.

03.07.220 Activity Type - Transport and Warehousing Commercial Activities: Includes the provision of warehousing and storage, freight handling, shipping, and transportation services including accessory repair of transportation equipment used in the transport service activity.

03.07.230 Activity Type - Undertaking-Service Commercial Activities: Includes the provision of undertaking and funeral services involving the care and preparation of the human deceased prior to burial and cremation.

03.07.240 Activity Type - Wholesale Sales Commercial Activities: Include the storage and sale, from the premises, of goods to other firms for resale, as well as the storage of goods on the premises and their transfer therefrom to retail outlets of the same firm; but exclude sale or storage of motor vehicles, except for parts and accessories, sales or storage of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware, and sale of fuels, including coal and oil.

03.07.250 Activity Type - Limited Newspaper and Periodical Printing: Include the layout, printing, sales and distribution operations for a newspaper, magazine or other periodical, with the physical space for the printing limited to 15,000 square feet.

03.07.260 Activity Type - Limited Retail Sales Activities: Drug Stores or apothecaries that have full time pharmacist(s) during operating hours. Retail flower and/or gift shops.

03.07.270 Activity Type - Limited Warehousing Commercial Activities: Include the provision of storage facilities for individuals and small businesses with the size of each storage unit being limited to a maximum of 500 square feet and the facilities designed to prohibit the use by and generation of heavy or semi-truck traffic and prohibit retail sales or retail activities on the site. An on-site apartment may be permitted for security purposes.

03.07.280 Activity Type - Adult Entertainment: Entertainment activities described and regulated by Tenn. Code Annotated § 7-51- Part 14, Section 1401-1406.

03.08 Manufacturing/Industrial Activities: Class and Types

This section describes the major class of Manufacturing/Industrial Activities and its constituent types. Manufacturing/Industrial Activities include the on-site production of goods by methods other than agriculture and extractive in nature. They also include certain activities accessory to the above. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

03.08.010 Activity Type - Limited Manufacturing/Industrial Activities:

The following activities and operations are included in Limited Manufacturing Activities:

- A. The following activities and operations are considered Limited Manufacturing/Industrial Activities and include the manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication and the incidental storage, wholesale and distribution of the following products:

- Art/Artisan Objects [323, 541430, 711510]
- Food manufacturing, except: [311]
 - Animal food manufacturing [3111]
 - Oilseed milling and processing, [3112]
 - Fats and oils refining and blending, [311225] and
 - Animal slaughtering and processing [3116]
- Beverage and tobacco product manufacturing [312]
- Textile Mills and Textile product mills including carpets and rugs [313]
- Apparel manufacturing [315]
- Leather and allied product manufacturing [316], except:
 - Leather and hide tanning and finishing [3161]
 - Footwear manufacturing [3162]
- Wood Product manufacturing [321], except:
 - Sawmills and wood preservation [3211]
- Printing and related support activities [323]
- Chemical manufacturing [325], except
 - Basic chemical manufacturing [3251]
 - Resin, rubber, and artificial fibers manufacturing [3252]
 - Agricultural chemical manufacturing [3253]
 - Explosives manufacturing [32592]
- Plastics and rubber products manufacturing [326], except
 - Rubber product manufacturing [3262]
- Nonmetallic mineral product manufacturing [327], except
 - Glass and glass product manufacturing [3272], except for artisan glassworks
 - Cement and concrete product manufacturing [3273]
 - Lime and gypsum product manufacturing [3274]
- Computer and electronic product manufacturing [334]

Machinery manufacturing [335], Special tool, die, jig, and fixture manufacturing only [333514],
Miscellaneous manufacturing [339], **including**:
 Medical equipment and supplies manufacturing [3391]
 Other miscellaneous manufacturing [3399] **including** jewelry, silverware, sporting goods, toys, pens and pencils, ink cartridges, signs, musical instruments, broom, brush and mops, burial caskets
Photocopying and/or Photoengraving
Wholesale Trade [42], except for Coal and other mineral merchant wholesalers [42352]
Upholstery repair and cleaning services [561740] [8111420]
Automotive/Truck Parking lot (short or long term) of licensed or unlicensed vehicles [812930]

- B. The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following products is **not considered** a Limited Manufacturing/Industrial Activity:

Mining, Quarrying, and Oil and gas extraction [21]
Animal food manufacturing [3111]
Oilseed milling and processing [3112]
Fats and oils refining and blending [311225]
Animal slaughtering and processing [3116]
Leather and hide tanning and finishing [3161]
Footwear manufacturing [3162]
Sawmills and wood preservation [3211]
Paper manufacturing including pulp, paper and paperboard mills [322]
Petroleum and coal product manufacturing [324]
Basic chemical manufacturing [3251]
Resin, rubber, and artificial fibers manufacturing [3252]
Agricultural chemical manufacturing [3253]
Explosives manufacturing [32592]
Rubber product manufacturing [3262]
Glass and glass product manufacturing [3272], except for artisan glassworks
Cement and concrete product manufacturing [3273]
Lime and gypsum product manufacturing [3274]
Other nonmetallic mineral products [3279]
Primary metal manufacturing [331]:
 Fabricated metal product manufacturing [332]
Machinery manufacturing [333], except Special tool, die, jig and fixture manufacturing [333514]
Electrical equipment and appliance manufacturing [335], except Special tool, die, jig, and fixture manufacturing only [333514],
Transportation equipment manufacturing [336]
Furniture and related product manufacturing [337], except upholstering

Waste Disposal by Compacting or Incineration, as a principal use

03.08.20 Activity Type - Intermediate Manufacturing/Industrial Activities:

- A. Intermediate Manufacturing/Industrial Activities include all Limited Manufacturing/Industrial uses plus the manufacturing, compounding, assembling, packaging, treatment or fabrication of products and the incidental storage, wholesale and distribution of the following products:

Cotton ginning [115111], with conditions

Animal food manufacturing [3111]

Oilseed milling and processing [3112], with conditions

Footwear manufacturing [3162]

Basic chemical manufacturing [3251], except

Resins, synthetic rubber and artificial synthetic fibers and filaments manufacturing [3352],

Pesticides and other Agricultural Chemical Manufacturing [3253], and

Explosive Manufacturing [32592]

Non-metallic mineral products manufacturing [3279] with conditions

Rolling and drawing of purchased steel [33122] aluminum [331319] or copper [33142], with conditions

Secondary smelting and refining of aluminum [331314], with conditions

Fabricated metal product manufacturing [332]

Machinery manufacturing [333]

Electrical equipment and appliance manufacturing [335],

Furniture and related product manufacturing [337]

- B. The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following activities and operations are **not considered** Intermediate Manufacturing/Industrial Activities:

Mining, Quarrying, and Oil and gas extraction [21]

Fats and oils refining and blending [311225]

Animal slaughtering and processing [3116]

Leather and hide tanning and finishing [3161]

Sawmills and wood preservation [3211]

Paper manufacturing including pulp, paper and paperboard mills [322]

Petroleum and coal product manufacturing [324]

Basic Chemical Manufacturing [325] including:

Resin, rubber, and artificial fibers manufacturing [3252]

Agricultural chemical manufacturing [3253]

Explosives manufacturing [32592]

Rubber product manufacturing [3262]

Glass and glass product manufacturing [3272], except for artisan glassworks objects

Cement and concrete product manufacturing [3273]
Lime and gypsum product manufacturing [3274]
Other nonmetallic mineral products [3279]
Primary metal manufacturing [331], except for Rolling and drawing of purchased steel [33122], aluminum [331319] or copper [33142] and:
Transportation equipment manufacturing [336]
Waste Disposal by Compacting or Incineration, as a principal use

03.08.30 Activity Type - Extensive Manufacturing/Industrial Activities:

- A. Extensive Manufacturing/Industrial Activities include all Limited Manufacturing/Industrial and Intermediate Manufacturing/Industrial uses, including uses with conditions, plus manufacturing, compounding, assembling, packaging, treatment or fabrication of products and the incidental storage, wholesale and distribution of the following products:

Sawmills and wood preservation [3211]
Paper manufacturing including pulp, paper and paperboard mills [322]
Petroleum and coal product manufacturing [324]
Resin, rubber, and artificial fibers manufacturing [3252]
Agricultural chemical manufacturing [3253]
Rubber product manufacturing [3262]
Glass and glass product manufacturing [3272], except for artisan glassworks
Cement and concrete product manufacturing [3273]
Lime and gypsum product manufacturing [3274]
Other nonmetallic mineral products [3279]
Primary metal manufacturing [331]
Transportation equipment manufacturing and re-fabrication [336]
Scrap materials processing [423930], with conditions

- B. The manufacturing, compounding, processing, assembling, packaging, treatment, placement or fabrication of the following activities and operations are **not considered** Extensive Manufacturing/Industrial Activities:

Arsenals
Mining, Quarrying, and crushing of mined materials and Oil and gas extraction [21][212312]
Fats and oils refining and blending [311225]
Animal slaughtering and processing [3116]
Leather and hide tanning and finishing [3161]
Explosives manufacturing and storage [32592]
Hazardous Waste Collection, Treatment and Disposal [562211] including by Compacting or Incineration, as a principal use

03.09 Agricultural Activities: Class and Types

03.09.010 Activity Type - Crop and Animal Raising Agricultural Activities: Includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fibers, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding commercial feed lots.

03.09.020 Activity Type - Plant Nursery Agricultural Activities: Include the cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental, landscaping purposes.

03.10 Administrative Standards

Whenever, in the course of administration and enforcement of this Ordinance, it is necessary or desirable to make any administrative decisions, then, unless other standards are provided in this Ordinance, the decision shall be made so that the result will not be contrary to the spirit and purpose of this Ordinance or injurious to the surrounding neighborhood.

(Ordinance O1903-17, 5-7-19)

ARTICLE 3.00 AMENDMENTS

Section	Ordinance #	Date
03.08.030	O0111-064	12/18/01
03.05.040.A	O0911-83	01/19/10
03.05.040.B	O0911-83	01/19/10
03.05.040.C	O0911-83	01/19/10
03.02.050	O0911-84	03/02/10
03.04.020	O0911-84	03/02/10
03.04.030	O0911-84	03/02/10
03.09	O0911-84	03/02/10
03.09.030	O0911-84	03/02/10
03.02.020	O1005-38	07/20/10
03.06.080	O1005-38	07/20/10
Multiple Sections	O1702-14	03/21/17
Multiple Sections	O1903-17	05/07/19

