

Title 20 Industrial Use Additions, Eliminations and Renames

Readers' Note: The purpose of the analysis document is to focus only on the changes in use in each existing districts, and therefore is not a listing of all uses. Underlined uses in the "Eliminated from Permitted Uses" column were eliminated completely; all other eliminated uses were moved into the "New Conditional Uses" category.

New uses that are permitted in each industrial district:

Animal Services – Sales and Grooming
Building Maintenance Service
Business Equipment Sales and Service
Funeral and interment Services, Cremating
Gasoline and Fuel Sales (except as noted)
Recycling Service - limited
Residential Storage Warehouse

New uses that are conditional in each industrial district:

Eating and Drinking Establishments – Tavern or Nightclub
Sports and Recreation, Participant, - Casino
Enterprise Commercial

Uses that are pre-empted pursuant to law:

Agriculture
Day Care – Day Care Facilities twelve (12) or fewer
Group Living - Community Residential Facilities eight (8) or fewer**
Religious Assembly
Safety Services
Schools
Utilities
Wireless Communication Facilities

** Group Living currently fits classification of Single Dwelling Residence or Community Residential Facility

Zoning District (current name)	New Permitted Use	Eliminated from Permitted Uses	New Conditional Use	Eliminated from Conditional Uses
M1R-2 (D)		<ul style="list-style-type: none"> • Fraternal org. • Car washing establishment • <u>Metal finishing (general manuf.)</u> • <u>Metal works – ornamental (general manuf.)</u> • <u>Sanitary landfills (waste-related use)</u> • Semi-trailer sales and service (“C” use—heavy equip sales) • <u>Tire recap shops (general manuf)</u> • Truck and heavy equipment sales, repair and service • Loan agency • Building Contractor Establishment 	<ul style="list-style-type: none"> • Fraternal org • Utilities – major • Animal services – shelter or boarding kennel • Construction sales and service • Financial services – check cashing/loan service • Casino • Heavy equipment sales and rental • Vehicle storage and towing • Vehicle Sales and Service – Car wash/cleaning service • Enterprise Commercial 	
M1-2 (I-I)	<ul style="list-style-type: none"> • Animal services – shelter or boarding kennel • Truck stop- travel plaza • Vehicle sales and service - vehicle storage and towing 		<ul style="list-style-type: none"> • Detention and Correctional Facilities • Junk/salvage yard • Auto wrecking • Recycling service – general Enterprise Commercial 	
M2-4 (I-II)	<ul style="list-style-type: none"> • Animal Services – Shelter or Boarding Kennel, stable • Truck stop/travel plaza • Vehicle sales and service – vehicle storage and towing • Junk/salvage yard • Auto wrecking • Recycling service – general 		<ul style="list-style-type: none"> • Detention and Correctional Facilities • Enterprise Commercial 	