

SECTION

11

INDUSTRIAL DISTRICT (M)

Sections:

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Section 11-1. Application

11-1.01 The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Industrial District (M). The Industrial District is intended primarily for production, processing and assembly plants that are operated so that they create limited environmental problems in such a way that the sounds, smoke, vibrations, noise, odor, dust and glare of such operations are completely confined within an enclosed building. The Industrial District is also intended for the development of office/warehouse uses. This district is established for industrial uses that do not require large amounts of land; generate modest amounts of traffic; are consistent with the capacity and availability of public and private services; and do not permit the intermixing of residential uses. Applicants for development in the Industrial District shall submit a site plan in accordance with the provisions of Ordinance No. 4284-97 and a site plan must be approved prior to the issuance of any permit for building or construction in the Industrial District.

Section 11-2. Use Regulations

11-2.01 The uses listed below shall be permitted in the Industrial District. No other building, land or premises shall be used, and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations.

1. Public, Quasi Public and Commercial Uses limited to the following and as defined in Section 11-7:
 - a. Animal Care, General

- b. Animal Care, Limited
 - c. Auditorium or Stadium
 - d. Car Wash
 - e. College or University
 - f. Construction Sales and Service
 - g. Convenience Stores
 - h. Cultural Service
 - i. Golf Course
 - j. Government Service
 - k. Health Club
 - l. Hospital
 - m. Hotel or Motel
 - n. Parking Lot, Commercial
 - o. Parks and Recreation
 - p. Recreation and Entertainment, Indoor
 - q. Religious Assembly
 - r. Repair Service
 - s. Research Service
 - t. Studio, Television or Film
 - u. Vehicle Repair, Limited
 - v. Vocational School
2. Manufacturing, Industrial and Extractive Uses limited to the following and as defined in Section 11-7:
- a. Food / Bakery Product Manufacturing
 - b. Laundry Service
 - c. Manufacturing and Assembly
 - d. Printing and Publishing
 - e. Transit Facility
 - f. Utility, Minor
 - g. Warehousing and Wholesale

Section 11-3. Performance Standards

11-3.01 The following standards shall apply to this district:

- 1. The entire operation shall be conducted within a fire-rated building or buildings, completely enclosed by walls and roof except that loading docks, service areas and outdoor storage areas may be located outside of a building or buildings, in compliance with the terms of this Section 11.
- 2. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.

3. The activity shall create no vibration for a period longer than three (3) minutes in any one (1) hour that is perceptible at the lot line of the premises.
4. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
5. The activity shall be free from fire hazards and excessive industrial wastes.
6. Each industrial area shall have its own system of streets so that the traffic generated by any industrial use shall flow directly onto a street within the area zoned for industry, hence to empty on any street bordering such area.

Section 11-4. Parking Regulations

- 11-4.01** Each structure used for manufacturing or industrial purposes shall provide two (2) off-street parking spaces for each one thousand (1,000) square feet of floor area, plus an additional space to be determined by the Planning Commission for storage of trucks or other vehicles used in connection with such industry.
- 11-4.02** Administrative offices associated with another permitted use shall provide two and a half (2 1/2) off-street parking spaces for each one thousand (1,000) square feet of floor area.
- 11-4.03** Offices, warehouses and laboratories shall provide one (1) off-street parking space for each employee, based on estimated maximum daily or maximum eight (8)-hour shift requirements in a twenty-four (24) hour period.

Section 11-5. Height, Area and Yard Regulations

- 11-5.01** Height: Buildings or structures shall not exceed seventy (70) feet.
- 11-5.02** Front Yard: The front yard depth shall be at least thirty (30) feet.
- 11-5.03** Side Yard: There shall be a side yard on each side of a building; no side yard shall be less than fifteen (15) feet.
- 11-5.04** Rear Yard: The rear yard depth shall be at least thirty (30) feet.
- 11-5.05** Maximum Lot Coverage: Seventy percent (70%).

11-5.06 Lot Size Requirements:

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 75 feet.
3. Minimum lot depth: 125 feet.

11-5.07 Buffer Zone: Every tract zoned M that is adjacent to any zoning district with an "R" in its title shall have a buffer zone of at least thirty (30) feet along the boundary line between the two (2) districts, or if said boundary line is in the center of a street, along the edge of a street right-of-way abutting the M district.

Section 11-6. Industrial Design Standards

11-6.01 Applicability.

1. All of the provisions of this Section 11 shall be applicable to the construction of a new building or structure on a vacant site.
2. Where an applicant proposes to construct:
 - a. A new building or structure on a site with an existing building or structure or an addition or expansion to an existing building or structure; and
 - b. The floor area of the new construction is less than 25% of the floor area of the existing building or structure; then
 - c. All of the provisions of this Section 11 shall apply to the new construction; and
 - d. The provisions of this Section 11 regarding Signage and Sign Lighting Standards and Trash Receptacle Screening Standards shall apply to the existing building(s) or structure(s) and the existing site; and
 - e. Any other applicable provisions of the Zoning Regulations, including landscaping, shall apply to the existing building and site.
3. Where the applicant proposes to construct:
 - a. A new building or structure on a site with an existing building or structure or an addition or expansion to an existing building or

structure; and

- b. The floor area of the new construction is at least 25% but less than 50% of the floor area of the existing building or structure; then
 - c. All of the provisions of this Section 11 shall be applicable to the new construction; and
 - d. All of the provisions of this Section 11 shall be applicable to the existing building and existing site, except that the Industrial Building Appearance Standards shall not apply to the existing building and the front, rear and side yard setbacks shall not apply to the existing building; and
 - e. Any other applicable provisions of the Zoning Regulations, including landscaping, shall apply to the existing building and site.
4. Where the applicant proposes to construct:
- a. A new building or structure on a site with an existing building or structure or an addition or expansion to an existing building or structure; and
 - b. The floor area of the new construction is 50% or more of the floor area of the existing building or structure; then
 - c. All of the provisions of this Section 11 shall be applicable to the new construction, the existing building, and the existing site; and
 - d. Any other applicable provisions of the Zoning Regulations, including landscaping shall apply to the existing building and site.
5. Where the applicant proposes to construct only a new parking area, loading dock, service area or outdoor storage area, the provisions of this Section 11 shall apply only to the new construction.
6. Where the applicant proposes to construct only a new sign, the provisions of this Section 11 regarding signs shall apply to the entire site.
7. Where the applicant proposes to expand an existing gravel or paved parking area or driveway or pave an existing gravel parking area or driveway that will result in an increase in the volume or

velocity of storm water runoff, the provisions of this Section 11 shall apply only to the area to be paved.

- 11-6.02 Development Policy For Industrial Buildings: The level of design quality and building appearance required for the development of industrial buildings is subject to a tiered pattern dependent upon location, visibility, and character of the surrounding area. Required design quality standards vary based on the following:
1. High Visibility Or Sensitive Areas: The highest development standards, including building materials and architectural design are required for buildings within this category. Such developments will be expected to achieve the policies adopted in the “Industrial Building Appearance Guidelines” and all other applicable design guidelines. Properties subject to this category are those with the following attributes:
 - a. Properties located adjacent to residential development.
 - b. Properties located adjacent to or visible from Highway 350.
 2. Predominantly Developed Areas: Buildings proposed to be developed in high visibility or sensitive areas that are predominantly developed, may be permitted to incorporate similar building materials and design features as nearby buildings and will be permitted more flexibility in achieving the “highest quality” development standards. These materials and designs may not be considered of the “highest quality”, but should still present an attractive and quality image for the community.
 3. Secluded Or Low Visibility Areas: Properties located in secluded areas or in the middle of industrial parks with minimal visibility will be permitted the greatest flexibility and leniency in achieving the design guidelines for nonresidential building appearance.
- 11-6.03 Industrial Site Design Guidelines: The purpose of the site design guidelines is to ensure the function, quality, and appearance of proposed industrial development is compatible when considered in the context of the surrounding area. How the building layout relates to other site design considerations and elements will be considered as part of design review.
1. Preliminary site plans for industrial development shall indicate the ultimate development of the site, even where final development will be phased.

2. The development design shall utilize the opportunities and reflect the constraints created by floodplains, slopes, soils, vegetation and other physical features. Engineering techniques shall not be utilized to force-fit development into the environment.
3. Open storm drainage and detention areas visible to the public shall be incorporated into the design of the development as an attractive amenity or focal point.
4. The impact of the development on adjacent land uses shall be minimized by controlling building orientation, site design, landscaping, and architectural design.
5. The circulation, utility, and storm drainage systems within industrial and business parks shall be designed and constructed so that when the area is fully developed the resulting systems are logical and efficient.
6. The number and location of entrances shall be consistent with the existing or anticipated design of adjacent streets. The specific locations of entrances are largely dependent upon the following factors:
 - a. The location of existing or planned median breaks;
 - b. Separation requirements between the entrance and major intersections;
 - c. Separation requirements between other entrances;
 - d. The need to provide shared access with other sites;
 - e. The need to align with previously approved or constructed access points on the opposite side of the street;
 - f. The minimum number of entrances needed to move traffic onto and off the site safely and efficiently.
7. Entrance drives shall provide a throat length that allows for efficient ingress and egress free from parking spaces backing into the drive.
8. Additional guidelines may be established through corridor plans and plan reviews.

11-6.04 Industrial Building Appearance Guidelines: The purpose of these guidelines is to ensure the function, quality, and appearance of

proposed structures are compatible when considered in the context of the surrounding area. How the architecture relates to other site design considerations and elements will be considered as part of design review. Building character is extremely important in areas developed with a distinct architectural character or theme, or for areas of established or redeveloping uses. The following guidelines apply in “high visibility or sensitive” areas:

1. Buildings should be designed in an attractive and interesting manner to define the image of the community.
2. Consistent architectural design, including building materials and colors, shall be carried throughout the development area. Designs should provide visual interest and variety, yet be consistent with the architectural character of the area.
3. Buildings shall relate in scale and proportion to other buildings in the area. However, buildings of different size can be made architecturally compatible through skillful design and careful orientation.
4. Architectural details such as texture, pattern, color and building form used on the front façade shall be incorporated on all building facades visible from all public right-of-way, residential properties and other zoning districts. However, such requirements shall not apply to any façade(s) facing service areas, storage yards, or other areas generally not visible to the public.
5. Building massing should be varied to create a logical hierarchy of building forms; to break up long expanses of façade; to create shade and shadow; and to create “human scale”.
6. Building materials shall be of equal or higher quality than the materials of structures in the area. However, dissimilar materials may be permitted when incorporating other characteristics such as scale, form, architectural detailing and color to make the building compatible with the area.
7. Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting.
8. Building façade materials shall consist primarily of brick, stone, stucco or a combination thereof. Metal, wood, or plastic materials may only be used on exterior facades as secondary or temporary façade materials.

9. Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.
10. Additional guidelines may be established through corridor plans and plan reviews.

11-6.05.1 Loading Dock, Service Area, and Outdoor Storage Screening

Guidelines: The purpose of these guidelines is to ensure that service and storage activities are oriented on the property in a manner that is consistent with the character of the area, privacy, and aesthetic considerations.

1. Unattractive elements, such as trash, service, storage and loading areas are to be located out of public view from streets, adjacent residential properties, and other highly visible areas such as parking lots, access drives, etc.
2. If the back or sides of building must be oriented toward public streets or highly visible areas, such areas must provide visual interest through a combination of architectural detail, landscaping, and berms.
 - a. Buildings should be designed in a manner so that loading docks, service areas and outdoor storage areas are screened either by a building wall or a screening wall, or integrated into the building design to not be noticeably visible. Screening walls must be a length and height to screen the maximum size of vehicle using the area.
 - b. Screening walls should reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the wall's appearance, architectural detailing, staggering with recesses and projections, and visual interest.
 - c. Design elements must be accomplished in a manner to control noise generated from service activities and mechanical equipment.

If a development or individual building is designed to “back” up to residential or other site sensitive areas and is not designed in a manner to incorporate architectural elements similar to the front façade (i.e. entrances, display windows, canopies, awnings, etc.), significant landscaping and berms will be required in addition to screening walls to provide an adequate buffer.

When fencing is provided along a property line, a decorative fencing material and architectural accents shall be used which are compatible with the building facades. Fencing must be designed in a manner to create variety such as staggering the fence line and incorporating wrought iron or masonry columns.

11-6.06 Screening Of Ground And Building Mounted Mechanical Equipment Guidelines: The purpose of these guidelines is to ensure that mechanical devices and areas are appropriately screened in a manner that projects a high quality appearance. Often such screening measures can be used to enhance the building appearance. All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.

1. When it is not feasible to locate mechanical devices and areas within a building, the following shall be achieved:
 - a. Coolers must be finished with the same building materials and architectural detailing as the main building facade.
 - b. Coordinate the same material and detailing as the building façade with screening walls or specially designed enclosure cabinets for HVAC and utility meters.
 - c. Use an evergreen species as the primary planting when landscaping is used for screening purposes. Landscape plantings for wall-mounted meters must be installed with a minimum height of 6 feet.
 - d. The visibility of meters and utility banks (i.e. gas, electric, water) can be reduced by locating such equipment along the side or rear of the building in a location not generally visible from the public
 - e. All above ground electrical and/or telephone cabinets are required to be placed within the interior side or rear building setback yards. Such utility cabinets are prohibited within required front or corner side yards adjacent to street right-of-way unless screened with landscape materials.

When such cabinets are located adjacent to or near a building, they should be screened and treated in the same manner as HVAC equipment and trash receptacles (i.e. screening walls, landscaping, etc.).

2. Mechanical equipment must be located and screened in a manner so as not to be visible or heard from adjoining properties.

11-6.07 Screening Of Rooftop Mechanical Equipment Guidelines: The purpose of these guidelines is to ensure that rooftop mechanical equipment is not visible. It shall also be considered in the overall design and appearance of the building in a manner that enhances the building appearance and creates attractive visual features. Rooftop mechanical equipment includes HVAC units, fans, vents, flues, and other similar devices.

1. Rooftop mechanical equipment screens shall be required at a height that is as high or higher than the rooftop equipment being screened.
2. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building.
3. The use of parapet walls or specially designed rooftop penthouse enclosures are the preferred methods of screening for rooftop mechanical equipment.
4. Partition screens are generally less desirable for screening purposes. However, when using partition screens, the use, design, and material of the screen should blend with the building architecture and create a massing hierarchy that projects the same high quality appearance as the building façade.
5. The number of vents and flues shall be kept to a minimum and located in a manner to not be visible. On sloped roof structures, vents and flues shall be incorporated into architectural features or painted to blend with the roofing material.
6. After submittal of justification and careful analysis (i.e. site line visibility study), the Community Development Director may grant exceptions to the screening requirements if one of the following exception criteria is valid:
 - a. A building is located at a high elevation in relation to surrounding properties and it is demonstrated that rooftop equipment will not be visible.
 - b. A building is located in the middle of an industrial park and rooftop equipment is not visible from arterial roadways, residential properties, nor will it have a negative impact upon any sensitive areas or scenic views or vistas.

- c. A building is sited in a manner where the location and setback of rooftop equipment from the building edge is relation to the elevation and visibility of surrounding properties is such that the equipment will not be visible from any distance and additional screening measures are not required.

11-6.08 Signage and Sign Lighting Guidelines: The purpose of these guidelines is to ensure that signage within the industrial district is consistent with the location and appearance of buildings on the property and neighboring properties.

1. The type, amount and size of signage allowed on a property shall be in accordance with Section 25 of the City of Raytown Zoning Ordinance.
2. Signage to be installed on the façade of a building should be designed in a manner so that the signage is a part of the building design rather than being placed haphazardly on the building façade.
3. The exterior materials used to support and surround all freestanding signs shall incorporate the same type and color of façade materials as the building(s) on the property.
4. Signs may be lit in accordance with the provisions of Section 25 of the City of Raytown Zoning Ordinance except that signs that are visible from any residential district may not be illuminated between 10:00 pm and sunrise.
5. Landscaping shall be installed around the base of all freestanding signs. A landscape plan for all such landscaping shall be submitted to the Community Development Department for review and approval

11-6.09 Trash Receptacle Screening Guidelines: The purpose of these guidelines is to ensure that service activities are oriented on the property in a manner that is consistent with the character of the area, privacy, and aesthetic considerations.

1. Refuse enclosures shall be screened from public view on a t least 3 sides with a 6 to 8 foot opaque screen of either masonry, landscaping treatment or other materials that are compatible with the principle building.

2. Trash receptacle areas should not be placed in an area along a public street. Such areas should be located to allow for convenient access by refuse vehicles.
3. When located in a highly visible area, or adjacent to a residential use trash receptacle screening walls should be softened with landscape materials such as trees or shrubs.
4. Screening doors on the enclosure should be finished with a high quality material and durable finish supported by metal.

Section 11-7 Use Definitions

11-7.01 This section contains definitions for terms and uses identified in Section 11 and for uses allowed in the Industrial District upon approval of a conditional use permit as identified in Section 20 of these regulations. The use definitions are mutually exclusive of each other, which means that uses that are specifically defined shall not also be considered to be a part of a more general definition of a use type. The definitions provided in this section are also mutually exclusive of definitions used elsewhere in this Zoning Ordinance.

1. Agricultural Processing means the initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.
2. Agricultural Sales and Service means an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.
3. Agriculture, General means the use of land for the production of livestock, dairy products, poultry or poultry products.
4. Agriculture, Limited means the use of land for the production of row crops, field crops, tree crops or timber.
5. Airport or Airstrip means any public or privately owned or operated ground facility designed to accommodate landing and take off operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

6. Animal Care, General means a use providing animal care, veterinary services or boarding. See “Animal Care, Limited” and “Kennel.”
7. Animal Care, Limited means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See “Animal Care, General” and “Kennel.”
8. Asphalt or Concrete Plant means an establishment engaged in the manufacture, mixing, batching or recycling of asphalt, asphaltic cement, and cement or concrete products.
9. Auditorium or Stadium means an open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.
10. Automated Teller Machine (ATM) means a mechanized consumer banking device operated by a financial institution for the convenience of its customers, whether outside or in an access-controlled facility. Automatic Teller Machines (ATM) located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator.
11. Bank or Financial Institution means establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions. “Banks and Financial Institutions” also include automated teller machines.
12. Bar or Tavern means an establishment in which the primary function is the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as cocktail lounges and nightclubs.
13. Basic Industry means an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include distilleries, pulp processing and paper products manufacturing; glass manufacturing; brick manufacturing; steel works; tanneries; acid manufacturing; cement, lime, gypsum, or plaster or paris manufacturing; fertilizer or chemical manufacturing; and petroleum refineries.

14. Car Wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.
15. Cemetery means land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.
16. College or University means an institution of higher education offering undergraduate or graduate degrees.
17. Compost Facility means a facility that is designed and used for transforming food, yard wastes and other organic material into soil or fertilizer by biological decomposition.
18. Construction Sales and Service means an establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning, and heating supply stores, swimming pool sales, construction contractors' storage yards and construction equipment rental establishments.
19. Convenience store means an establishment primarily engaged in the retail sale of gasoline or other motor fuels, along with accessory activities such as the sale of lubricants, accessories, supplies, or food but shall not include the lubrication of motor vehicles, and the adjustment or repair of motor vehicles.
20. Correctional Facility means a facility providing housing and care for individuals confined for violations of law.
21. Cultural Service means a facility providing cultural and educational services to the public. Typical uses include museums, art museums, observatories, planetariums, botanical gardens, arboretums, zoos, and aquariums.
22. Day Care, Commercial means a day care establishment that provides care, protection and supervision for 11 or more individuals at any one time, including those under the supervision or custody of the day care provider.

23. Day Care, General means a day care center that provides care, protection and supervision for seven to ten individuals at any one time, including those under the supervision or custody of the day care provider.
24. Day Care, Limited means a day care center that provides care, protection and supervision for six or fewer individuals at any one time, including those under the supervision or custody of the day care provider.
25. Day Care means an establishment that provides care, protection and supervision for individuals on a regular basis away from their primary residence for less than 24 hours per day. The term includes kindergartens, nursery schools and other similar programs regardless of auspices.
26. Food/Bakery Product Manufacturing means a use engaged the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.
27. Freight Terminal means a building or area in which freight brought by truck, rail or air is processed for continued shipment by truck, rail or air.
28. Gas and Fuel Sales/Storage means the use of a site for bulk storage and distribution and sales of flammable liquid, gas or solid fuel, excluding belowground storage that is clearly ancillary to an allowed principal use on the site.
29. Golf Course means a facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses. See "Recreation and Entertainment, Outdoor."
30. Government Service means buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include administrative offices of government agencies and utility billing offices.
31. Hazardous Operation means activities that present the potential for serious hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal, medical waste disposal and radioactive waste handling.

32. Health Club means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.
33. Heliport or Helipad means an area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.
34. Hospital means an institution that: (1) offers service more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses.
35. Hotel or Motel means an establishment used, maintained or advertised as a place where sleeping accommodations, in rooms without individual kitchens, are supplied for short-term rent to transient guests. Typical uses include hotels and motels.
36. Kennel means boarding, breeding or training facilities for three or more dogs that are more than six months of age, including dogs owned by the occupants of the property. See "Animal Care, General" and "Animal Care, Limited."
37. Landfill means a disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris.
38. Laundry Service means an establishment that is primarily engaged in the large-scale washing or cleaning of laundry, rugs and similar materials. This definition does not include Laundromats or dry cleaning pick-up stations.
39. Library means a publicly operated establishment housing a collection of books, magazines, audio and videotapes and other material for borrowing and use by the public.
40. Manufacturing and Assembly means establishment engaged in the manufacture predominately from previously prepared materials, of finished products or parts, including processing, fabrication,

assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding “Basic Industry.”

41. Materials recovery Facility means a facility in which source separated commingled recyclable materials, such as newspapers, glass, metals and plastic containers, are stored, flattened, crushed and/or bundled prior to shipment to others who will use those materials to manufacture new products.
42. Medical Service means an establishment, providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists; blood banks and medical laboratories.
43. Military Service means a facility used or intended to be used by a branch of the U.S. Armed Forces, including military reserves.
44. Mining or Quarrying means the extraction of metallic and nonmetallic minerals, excluding oil or natural gas. Typical include sand and gravel pit operations, quarries and mines.
45. Mobile Home Sales means an establishment primarily engaged in the display and sale of mobile homes or manufactured housing units.
46. Oil or Gas Drilling/Refining means the subsurface extraction or refining of oil or natural gas.
47. Parking Lot, Commercial means an area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.
48. Parks and Recreation means a park, playground or community facility, owned by or under the control of a public agency or homeowners’ association that provides opportunities for active or passive recreational activities.
49. Post Office means a facility used for the collection, sorting and distribution of U.S. mail among several zip code areas and having limited retail services for the public, such as the sale of stamps, postcards and postal insurance.

50. Printing and Publishing means the production of books, magazines, newspapers and other printed matter, and record pressing and publishing, engraving and photoengraving, but excluding businesses involved solely in retail photocopying, reproduction, photo developing or blueprinting services. See “Retail Sales and Services.”
51. Recreation and Entertainment, Indoor means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades.
52. Recreation and Entertainment, Outdoor means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters and miniature golf courses.
53. Recycling Collection Center means a building and/or site, with more than 1,000 square feet in area, in which source separated recoverable materials, such as newspapers, glassware and metal cans are collected, stored, flattened, crushed or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.
54. Recycling means the return of municipal solid waste items, most notably, glass, paper, aluminum, steel, other metals, motor oil, yard waste and plastics, for reuse or remanufacture as a usable product.
55. Religious Assembly means a site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site or religious camp.
56. Repair Service means an establishment primarily engaged in the provision of repair services to individuals and households, but excluding “Vehicle Repair” services. Typical uses include appliance repair shops.
57. Research Service means an establishment engaged in conducting basic and applied research including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of

products used primarily or customarily for sale or for use in non-prototype production operations.

58. Reverse Vending Machine means a machine in which recyclable materials are deposited in exchange for cash.
59. Safety Service means a facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.
60. Salvage Yard means a lot, land or structure, or part thereof, used primarily for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junkyards.
61. School, Elementary, Middle or High means the use of a site for instructional purposes on an elementary or secondary level.
62. Shooting Range means an outdoor facility used or intended to be used for the discharge of firearms at targets.
63. Solid Waste Collection/Processing means recycling collection centers, incinerators, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.
64. Solid Waste Transfer Station means a facility where solid waste or recyclable material is transferred from collection vehicles (some sorting may occur) to long distance hauling vehicles for transportation to a central solid waste management facility for processing, disposal, incineration or resource recovery.
65. Source Separation means materials that are separated from the municipal solid waste stream at the point of origin for the purpose of recycling. For example, households separating paper, glass and aluminum from the rest of the solid waste.
66. Stockyard means a non-farm based facility used or intended to be used for selling or holding livestock.
67. Studio, Television or Film means an establishment primarily engaged in the provision of recording or broadcasting services accomplished through the use of electronic mechanisms.

68. Transit Facility means a facility used or intended to be used as an area for loading, unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger related mass transit facilities.
69. Utility, Major means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term “utility” shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; postal facilities or other uses defined in this section.
70. Utility, Minor means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as poles and lines.
71. Vacant Site means a site on which there are no buildings or structures or a site on which there are only accessory buildings or paved surfaces.
72. Vehicle Repair, General means an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.
73. Vehicle Repair, Limited means a use providing automobile repair or maintenance services within completely enclosed buildings, but not including “General Vehicle Repair” services.
74. Vocational School means a use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a “College or University” or “School.”
75. Warehouse, Residential Storage means an enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for dead storage of their household goods or personal property.
76. Warehousing and Wholesale means an establishment primarily engaged in the storage or sales of materials, equipment, or products or sales to wholesalers or retailers. Typical uses include

cold storage, warehousing and dead storage facilities, but excluding “Residential Storage Warehouses” and sales of good to the general public.