

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

Manufacturing	M-1
Aviation Field, Airport/Heliport	CU
Aviation Repair Facility	CU
Brewery	CU
Building Trades Subcontractor	PC
Cabinet Shop	PC
Clothing Manufacture	PC
Concrete Batch Plant/Rock Crushing	CU
Construction/General Contractor	PC
Crematory	CU
Fabricated Metal Products	CU
Food Processing Plant	CU
Fuel Storage, Commercial or Industrial	CU
Furniture/Fixtures manufacture	PC
Junkyard	CU
Landfill/Gravel Pit Reclamation	CU
Landscaping Contractor Business	PC
Lumber Yard	PC
Manufacturing , Industrial	PC
Manufacturing, Light	PC
Mining	CU
Printing or Publishing	CU
Research Facility	CU
Sheet Metal Fabrication	PC
Storage Facility	PC
Transfer Station	CU
Truck Stop	CU
Upholstery or Furniture Repair	P
Vehicle Body Shop	PC
Vehicle Storage	PC
Warehouse and Distribution	PC
Welding/Machine Shop	PC
Wood Products	PC

Public, Quasi-Public	M-1
Emergency Service Station	CU
Irrigation Canal/Pipeline	P
Sewage Treatment Facility	CU
Telecommunication Tower	CU
Transportation Terminal	CU
Utility Building and Services	P
Utility Infrastructure/Lines	P
Water Supply or Treatment Facility	P

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

8-4-2: LAND USE SCHEDULE DEFINITIONS:

AGRICULTURE, COMMERCIAL:	The process of raising field, horticultural or garden crops or produce; the raising of domestic animals or fowl; or the planting of tree farms or sod farms for the purpose of commercial production. Includes Agricultural Building and Farm/Ranch.
ANIMAL GROOMING/ TRAINING:	A place or establishment where small animals/pets are bathed, clipped, or combed for the purpose of enhancing their appearance or health and for which a fee is charged, including day training and related retail sales.
APPLIANCE/ ELECTRONIC REPAIR SERVICE / SHOP:	A shop where repairs and service are performed on appliances, electronics, or small machines.
AVIATION FIELD, AIRPORT/ HELIPORT:	An area of land or water that is used or designed for the landing and take off of aircraft, any appurtenant areas designated or intended for use by aircraft, and including buildings and facilities thereon for the shelter, servicing or repair of aircraft.
AVIATION REPAIR FACILITY:	A building or premises where aircraft servicing or repairs are conducted.
BEEKEEPING:	The tending of beehives and the production or processing of bee products.
BLACKSMITH:	The premises where a person shapes and forges iron with a hammer and anvil.
BREWERY:	A commercial use that brews ales, beers or similar beverages onsite. It may be operated in conjunction with a bar or restaurant.
BUILDING TRADES SUBCONTRACTOR:	A person hired by a general contractor to perform a specific task as part of the overall building project, such as, but not limited to, framing, plumbing, electrical, drywall, plastering, masonry, roofing, or painting. A building trades subcontractor's place of business may include a business office and shall not include outside storage of any heavy construction equipment.
CABINET SHOP:	An enclosed space used for the operation of machinery that specializes in the making of furniture and cabinets.
CLOTHING MANUFACTURE:	An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other light industrial processing of clothing but does not include processing from raw materials.

COMPOSTING FACILITY:	A site where decomposition processes are used on solid waste (including leaves, grass, manures, and non-meat food production wastes) to produce compost.
CONCRETE BATCH PLANT/ROCK CRUSHING:	A temporary facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.
CONSTRUCTION/GENERAL CONTRACTOR:	A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor's residence may include an on-site storage area; however, a contractor's outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor's business. (amd 2013-09-09)
CONSTRUCTION MATERIALS SALES AND SERVICES:	Establishments or places of business primarily engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as construction activities and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses may include lumberyards, building materials or supply stores, tool and equipment rental or sales, building contractors, or home improvement center.
CREMATORY:	A facility intended for use in the act of cremation.
EMERGENCY SERVICE STATION:	A facility for public safety and emergency services, including fire or sheriff protection or the provision of rescue or ambulance services, and related administrative and training facilities, but not including incarceration facilities.
FABRICATED METAL PRODUCTS:	An establishment where metal-working machines are used to assemble metal parts to produce metal products such as, but not limited to, duct work, tanks, towers, cabinets and enclosures, doors and gates.
FOOD PROCESSING PLANT:	A manufacturing establishment producing or processing foods for for human consumption. Rendering plants or facilities that slaughter animals shall not be included.

FUEL STORAGE, COMMERCIAL OR INDUSTRIAL:	An open-air facility for the bulk storage of petroleum products in above ground or below grade containers for subsequent resale to distributors or retail dealers or outlets.
FURNITURE/FIXTURES MANUFACTURE:	A light-manufacturing establishment engaged in the production of furniture or cabinetry. The milling of wood shall not be included.
HEAVY EQUIPMENT SALES LOT:	The sale, lease or rental of trucks, tractors, construction equipment, trailers, agricultural implements, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships and construction equipment dealerships.
IRRIGATION CANAL/ PIPELINE:	A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.
JUNKYARD:	Any place where junk, or any item that is not operational, not being used for its intended purpose, or not directly associated with the upkeep of the particular property or residence upon which it is located, is deposited, held, kept, or stored outdoors, whether for the purpose of resale, for the purpose of reclaiming for use some or all of the materials therein, for the purpose of disposing of the same, or for any other purpose. Items used in a bona fide agricultural operation, antiques and collectibles as defined herein, are excluded from this definition. Notwithstanding the above, in the case of vehicles, no property shall have more than three (3) motor vehicles (including inoperable off-road or over snow vehicles) that are unlicensed or not in operating condition, visible from any portion of a public highway, private subdivision road, or abutting a residential structure, unless the property is properly permitted as a junkyard or vehicle repair or body shop. The term “junkyard” shall not include any County-operated landfills, recycling or collection facilities. (amd 2014-09-09)
KENNEL/BOARDING/ PET DAYCARE:	The premises where breeding, buying, selling, sheltering, daily care or boarding of domestic animals takes place, whether for profit or pleasure. Anyone who owns or possesses six or more domestic animals for profit or pleasure, breeding or exhibiting, shall be deemed the operator of a kennel.
LANDFILL/GRAVEL PIT RECLAMATION:	The stabilization of an inactive portion of a landfill or borrow pit according to an approved land re-use strategy.
LANDSCAPING CONTRACTOR BUSINESS:	A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds.

LP GAS OR FUEL OIL SALES:	Sale (retail or wholesale) of flammable and combustible liquids, compressed gases or liquefied petroleum gas (LP gas).
LUMBER YARD:	A facility or area where building materials such as lumber, plywood, drywall, paneling, cement blocks, bricks, tiles and other building products are stored and sold at retail. Lumber yards may provide for the sale of associated products such as tools and fasteners. The manufacture or fabrication of lumber products, the storage or sale of firewood or a sawmill are not included.
MANUFACTURING, INDUSTRIAL:	An establishment at which an economic activity involves the mechanical or chemical transformation of materials or substances into new products, including the assembly of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. The manufacture of industrial solvents and cleaners shall be included.
MANUFACTURING, LIGHT:	A use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including: processing, fabrication, assembly, treatment and packaging of their products and incidental storage, sales, and distribution of their products. The manufacture of industrial solvents and cleaners shall not be included.
MINING:	Any mining or similar activity including gravel and/or sand pits, quarries, oil, gas, and mineral extractions and treatment activities, facilities and operation. Sod farms, land leveling for agricultural purposes and excavation for permitted uses per this title shall not be included in said definition.
PLANT NURSERY/ GREENHOUSE:	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.
PLUMBING/HEATING EQUIPMENT SHOP:	A business that sells plumbing fixtures, heating equipment, hardware and accessories to the public or contractors.
PRINTING OR PUBLISHING:	A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.
RECREATION FACILITY:	An establishment providing sports, fitness, entertainment, or recreation for participants or spectators, but does not include a sexually-oriented business.

RECREATION, MOTORIZED:	A track for motorized recreation.
RESEARCH FACILITY:	Laboratories, building complexes, and structures that are for research, development, and testing that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall conform to state and federal air and water regulations.
RIDING ACADEMY:	An establishment where horses are boarded and cared for, and where instruction in riding, jumping and showing is offered.
RIDING/TRAINING STABLE:	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
SEWAGE TREATMENT FACILITY:	A facility for the collection, treatment and disposal of human waste and wastewater for a given service area.
SEXUALLY ORIENTED BUSINESS:	An adult arcade, adult products retail store, adult cabaret, adult live entertainment facility, adult motel, adult motion picture theater, adult theater, escort agency, or sexual encounter center.
SHEET METAL FABRICATION:	An establishment engaged primarily in the on-site production of sheet metal fabrication, roofing products and signs within an enclosed structure.
STORAGE FACILITY:	A building or premises in which goods, merchandise or equipment are stored for eventual distribution.
STORAGE UNITS:	A structure containing separate individual and private storage spaces of varying sizes, owned leased/rented on individual leases for varying periods of time. The following uses are prohibited: residential, commercial, wholesale or retail sales, or garage sales; the servicing, repairing or fabrication of motor vehicles, boat trailers, lawn mowers, appliances or other similar equipment; operation of power tools, spray painting equipment, welding equipment, kilns, or other similar equipment; the establishment of transfer and storage business; and any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
TELE- COMMUNICATION TOWER:	A transmission tower that serves an individual user or is privately owned and operated for the purpose of leasing space to others or for commercial use.

TRANSFER STATION:	A fixed facility at which solid waste collected from any source is temporarily deposited to await transport to another solid waste facility. A transfer station may include a solid and household waste resale store.
TRANSPORTATION TERMINAL:	A facility operated in conjunction with mass transportation for passengers. It may be a building or area where passengers change transportation modes or transfer from one vehicle to another, where transportation vehicles are parked or stored between uses, or where private vehicles are parked for less than 24 hours while the passengers are using the mass transportation system.
TRUCK STOP:	A fuel station often combined with a restaurant or other facilities, usually along a major highway and frequented by truck drivers and travelers.
UPHOLSTERY OR FURNITURE REPAIR:	A business that repairs and replaces upholstery or otherwise repairs household and office furniture. This does not include motor vehicle upholstery.
UTILITY BUILDING AND SERVICES:	The premises and enterprise where electricity, natural gas, telephone, wireless communications, water supply, wastewater treatment, or other services, are provided to customers, and includes substations.
UTILITY INFRASTRUCTURE/ LINES:	Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas irrigation water, sewage, or water, and including relay, booster, pump, or other station.
VEHICLE BODY SHOP:	A facility that provides collision repair services including body frame straightening, replacement of damaged parts and painting.
VEHICLE REPAIR SHOP:	A building, or portion thereof, other than a private garage, designed and used for servicing, repairing, equipping, selling, or storing motor driven vehicles.
VEHICLE SALES LOT:	Premises on which new or used passenger automobiles, mobile homes, recreation vehicles, travel trailers, campers, boats, personal watercraft, or trucks in operating condition are displayed in the open for sale, trade or rental, where repair of such vehicles is limited to vehicles owned by the sales lot operator and offered for resale, and includes incidental storage and maintenance.

- VEHICLE STORAGE:** An area for long-term parking/storage of operable personal vehicles/equipment such as motor boats, motor homes, camping trailers, RVs, snow machines, etc., rather than parking such vehicles at the owners' residences when they are not in use. No for-sale signs shall be allowed on any of the stored/parked vehicles.
- VEHICLE WASH:** A place or structure having special equipment for washing automobiles and trucks.
- VETERINARY CLINIC:** An establishment for the care and treatment of small or large animals including livestock, horses and household pets under the direction of a licensed veterinarian.
- WAREHOUSE AND DISTRIBUTION:** An establishment primarily engaged in the wholesaling, storage, and handling of materials and equipment other than live animals or plants.
- WASTE MATERIAL RESALE STORE:** An establishment devoted exclusively to the sale of solid and household wastes, on the same premises as a transfer station that has a valid conditional use permit and meeting the requirements in 8-6-2 B.
- WATER SUPPLY OR TREATMENT FACILITY:** A facility for the storage and/or treatment of culinary water.
- WELDING/MACHINE SHOP:** A workshop in which metal and other substances are cut, shaped, welded, etc., by machinery.
- WOOD PRODUCTS:** A use that includes an operation or facility that has, as its predominant purpose, the sawing or planing of logs into rough slabs or dimensional lumber and includes the production of by-products such as wood chips. It also includes an operation where logs are cut into firewood and stored for later distribution.