AGENDA
BASEHOR PLANNING COMMISSION
June 14, 2016 7:00 p.m.
Basehor City Hall

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1. **Call to Order**

2. **Pledge of Allegiance and Roll Call**

3. **Approval of Minutes** of the preceding meeting.

    a. **Minutes of the April 12, 2016 Planning Commission Meeting**

4. **Unfinished Business**
    a. **None**

New Business

5. **Public Hearing: Pinehurst North 4th Plat-** Request for approval of a short-form final plat for the Pinehurst North 4th Plat, a short form final plat for the combination of lots C-12 and C-13 located within the plats of Pinehurst North and Pinehurst North 2nd Plats with a location between 15604 and 15630 Pinehurst Drive.

6. **Discussion of Appendix A-** Discuss allowed uses enumerated in Appendix A of the City of Basehor Zoning Regulations. Staff wishes to discuss and devise a strategic method of accomplishing potential revisions to the allowed uses as listed in Appendix A and layout a work session schedule in order to complete this task.

7. **Open Agenda**
    a. **None**

8. **Reports from Special Committees**
    a. **None**

9. **Planning Directors Report**
    a. **None**

10. **Adjournment**

MINUTES
BASEHOR PLANNING COMMISSION
April 12, 2016
BASEHOR CITY HALL
PLANNING COMMISSION MEETING
7:00 P.M.

1. Call to Order

Chair Jon Gallion called the meeting to order at 7:00 p.m.

Pledge of Allegiance

2. Roll Call

Members Present: Chair Jon Gallion, Commissioners Dennis Haag, Jennifer Bizzell, Ed Bush, Cecil Swenson and Fred Farris

Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary; Shannon Marcano, City Attorney

Absent Members: Commissioner Terry Gall,

3. Approval of Minutes

Chair Gallion called for a motion on the March 8th, 2016 minutes. Motion was made by Commissioner Bush to approve the minutes with Commissioner Farris seconding. Chair Gallion called for a vote, Motion passed 6-0.

***4. Unfinished Business* – None**

5. New Business –

Request for approval of a final plat for the High Point Downs 2nd Plat, a final plat for the addition of seven lots in the High Point Downs subdivision, submitted by Landplan Engineering, on behalf of the Albert J. Treff Trust.

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with three stipulations which shall be met.

Chair Gallion called for a motion on the request, Commissioner Haag made the motion to approve the request with the staff recommendations as stated:

1. A Subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds.
2. A Transportation Excise Tax in the amount of $1,063.70 shall be collected at the issuance of each individual building permit.
3. A Parkland Fee of $200.00 shall be collected at the time of building permit issuance.

Commissioner Bush seconded the motion. Chair Gallion called for a vote and the motion passed 6-0.

6. ***Public Hearing:*** Request for approval to revise the Preliminary Development Plan for the Basehor Town Center with an approximate location between 147th Street and 155th Street (14700-14800 Block).

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with the stipulations which shall be met.

Pete Oppermann of Oppermann LandDesign spoke on behalf of Robert and Susan Perez about the intents of the land plan and the benefits of this request.

Chair Gallion called for a motion to open the public hearing. Commissioner Farris made the motion and Commissioner Bush seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 6-0 at 7:24 p.m.

Terrence Giomi– 2104 N. 147th Street had a question about the green markers that were placed along the road.

Mark Lee responded that the county is doing their own surveying in the area.

Chair Gallion called for a motion to close the public hearing. Commissioner Haag made the motion and Commissioner Swenson seconded. Chair Gallion called for a vote on the motion to close the public hearing passed 6-0 at 7:27 p.m.

Chair Gallion called for a motion on the request. Commissioner Haag made a motion to approve the revised Preliminary Development Plan for the Basehor Town Center, Robert Perez property, with the stipulations listed as items 1-8 as requested by staff; with the exception of item #7 which needs to be revised or better clarified pertaining to the dedication of right-of-way along Street B. Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 6-0.

7. ***Open Agenda*** – **None at this time**

8. ***Reports from Special Committees*** – **None at this time**

9. ***Planning Directors Report***

Mark Lee was happy to announce that the City has hired a new Building Inspector and Code Enforcement Officer. The department is up to 24 permits with 7 more on the desk; Legacy Senior Housing broke ground; the elementary school expansion is going along as planned; improvements for the high school building have been delivered and will be reviewed; utility companies are relocating the utilities on Leavenworth Road to coincide with the sidewalk expansion project; and surveying for the replat of lot C-12 and C-13 for the Early Learning Academy in Pinehurst North is taking place.

10. ***Adjournment -***

Chair Gallion called for a motion to adjourn, Commissioner Bush made the motion and Commissioner Farris seconded. Chair Gallion called for a vote. Motion passed 6-0. There being no further discussion, the meeting was adjourned at 7:32 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 14th day of June, 2016.

Jon Gallion, Chair	Connie Leggett, Planning Commission Secretary

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Request approval of a short form final plat for Pinehurst North 4th Plat, submitted by Pruitt and Dooley Surveying, LLC, on behalf of AAT Enterprises, LLC and Scott and Maggie Seele.

Action Requested: Approval of the short form final plat as presented.

Narrative: Pruitt and Dooley Surveying, LLC, on behalf of AAT Enterprises, LLC and Scott and Maggie Seele, has come forward with a short form final plat of Pinehurst North 4th Plat. A short-form plat procedure is being utilized for this application. The purpose for a short-form plat is to provide a means of approving a subdivision of land that contains four (4) lots or less. Short-form plat shall serve as the final plat of the subdivision. The submission and approval of a preliminary plat is not required as a prerequisite for a short-form plat approval; provided, that the public hearing requirements outlined in preliminary plats are met. The property was approved for rezoning by the Planning Commission at the February 2, 2016 meeting and approved by the City Council on the March 16, 2016 meeting.

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting

The City Council may consider this item at the July 20, 2016 meeting.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval of the short form final plat for the Pinehurst North 4th Plat.

Committee Recommendation: **N/A**

Attachments:
Application and Receipt (2 pages)
Legal description, aerial image, reduced image of plat (3 pages)
Declaration of Homes Association, Ownership Affidavit (2 Pages)
Final Plat Checklist (3 pages, front and back)
Staff report (3 pages, front and back)
Engineers Review (1 Page, front and back)

Projector needed for this item?
No

The City of Basehor

PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearings on June 14, 2016 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. Consider a replat of Lots C-12 & C-13 in the Pinehurst North 2nd Plat and Pinehurst North Plat. The approximate location of said replat is located between 15604 and 15630 Pinehurst Drive.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mark Lee, Planning & Zoning Director at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

2620 N. 155th Street
P.O. Box 406
Basehor, KS 66007-0406

913.724.1370
FAX 913.724.3388
www.cityofbasehor.org

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org

APPLICATION FORM

RECEIVED
MAY 2 2016

Project Name & Description: Pinehurst North Fourth Plat	Total Site Acreage: 1.116 Ac.	Present Zoning: CP-1
Legal Description (May be attached as separate sheet): see attached sheet		Proposed Zoning:
Project Address / General Location: No address assigned. Approx. 15610 Pinehurst Drive		Presubmittal Date:
Parcel ID Number (CAMA Number): R 22922 1811100000004520		Floor Area Classification:
Property Owner Name: AAT Enterprises, LLC	Phone: 913-704-7551	Fax:
Property Owner Address: 21098 W. 120th St.	City: Olathe	State: KS Zip: 66061
Applicant's Name (if different from above): Scott Seele	Phone: 913-915-0788	Fax:
Applicant's Address: 18740 Cedar Niles Rd.	City: Gardner	State: KS Zip: 66030
Applicant's mobile phone: 913-915-0788	Property Owner and/or Applicant's E-mail address: cedarnilehomes@hotmail.com	

APPLICATION TYPE	
[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[ ] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[ ] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[X] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [X] Vacant [ ] Other _____

Proposed Use
[ ] Residential [X] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
1	1.116 acres	1.116 acres	1.116 acres

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____ 5-2-16.
Signature **Date**

Office Use Only
[X] Filing Fee $ 255.00 [X] Received by SH [ ] # of Plans _____
[X] Attached Legal Description [ ] Property Ownership List

City of Basehor

2620 N 155th St
Basehor, KS 66007
(913) 724-1370
(913) 724-3388

Invoice For PlanRevi PPP-001-16

Print Date: 05/10/2016

Pay by Account In Full

Pay by Account In Full

Scott Seeley
18740 Cedar Nile Road
Gardner KS 66030

$ 255.00

	Invoice No	Invoice Date	PlanReview Numbe	Address	Amount Due
	00000645	05/10/16	PPP-001-16	PINEHURST DR	$ 255.00

Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Prelim Plat Fee	$255.00	$ 255.00

Total Amount Due $ 255.00

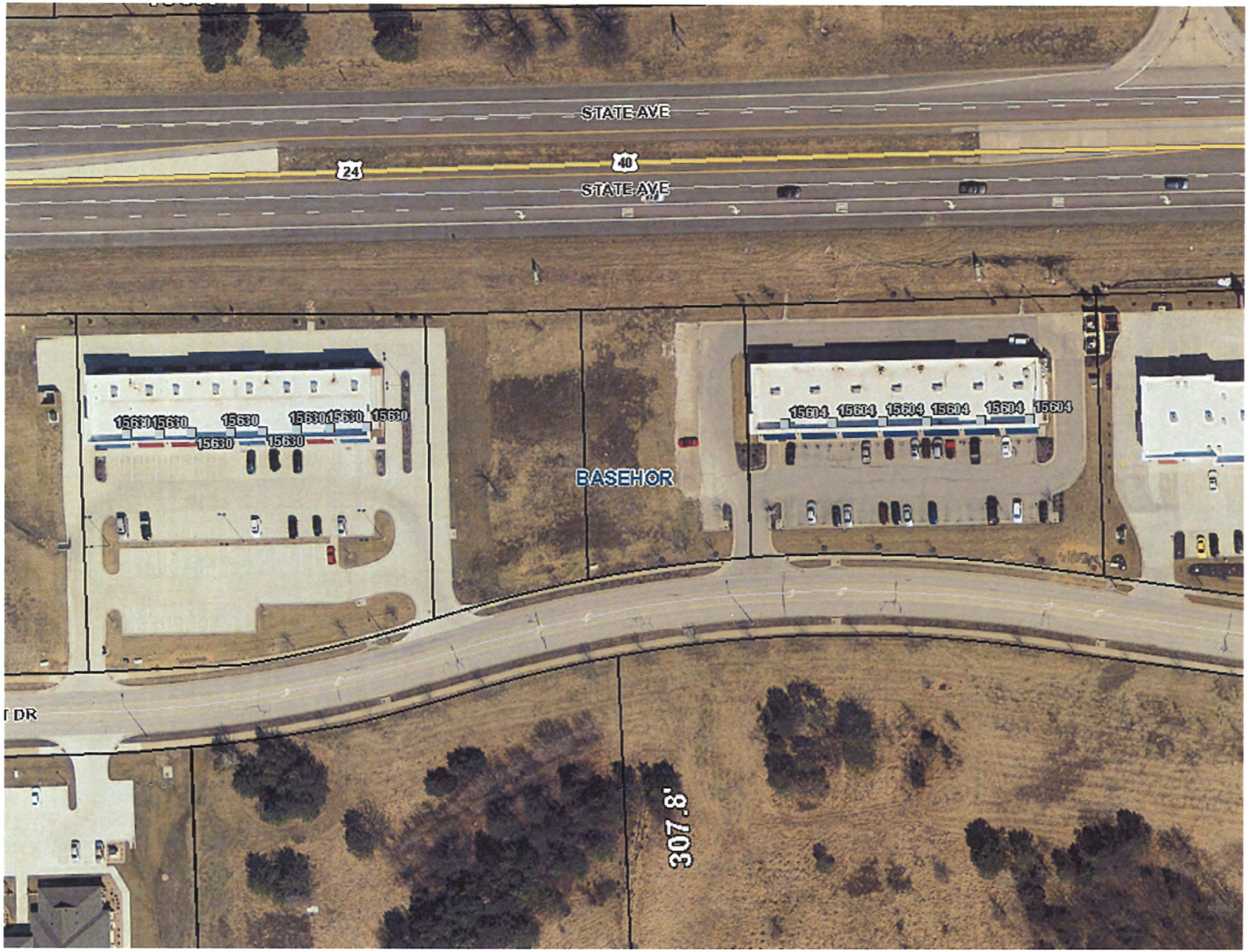
City of Basehor

Received From: AAT ENTERPRISES LLC
Date: 05/10/2016 Time: 9:28:34 AM
Receipt: 57316
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000645	$255.00
TOTAL	$255.00
Check 1242	$255.00
Total Tendered:	$255.00
Change:	$0.00

DESCRIPTION:

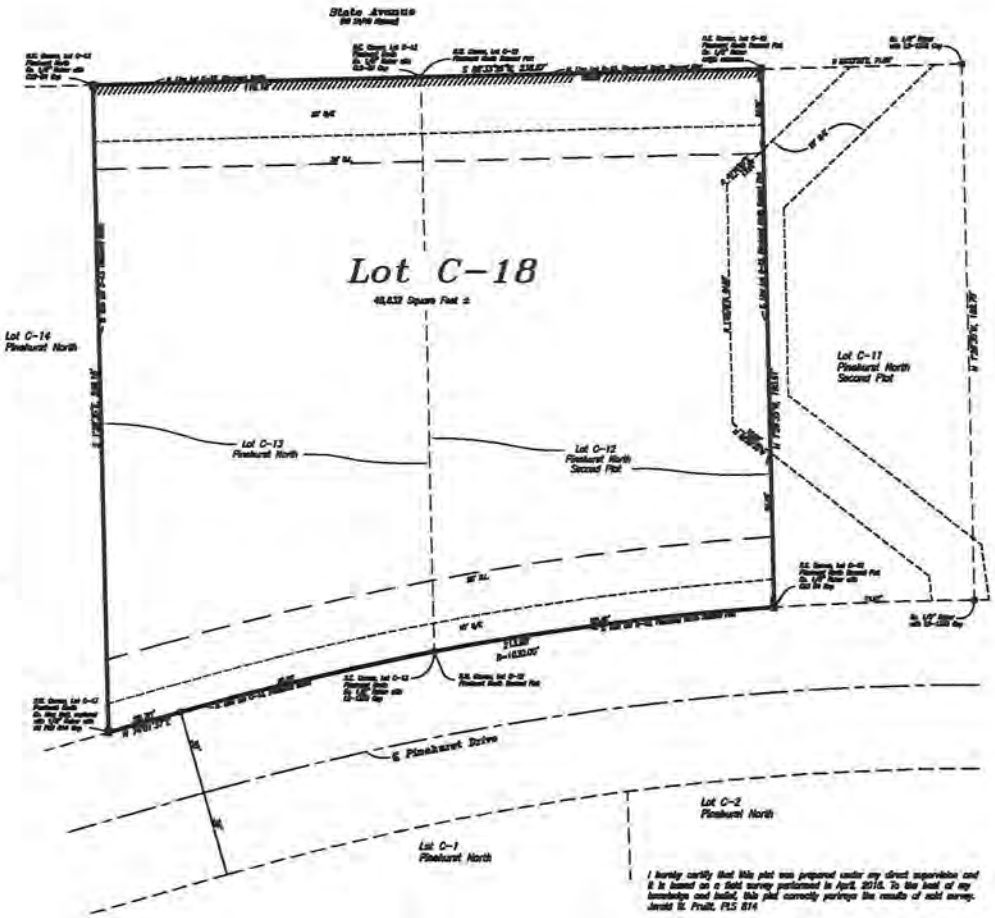
All of Lot C-13, PINEHURST NORTH, and Lot C-12, PINEHURST NORTH SECOND PLAT, subdivision in the City of Basehor, Leavenworth County, Kansas. Containing 1.116 acres, more or less.


STATE AVE
24
40
STATE AVE
15630
15630
15630
15630
15630
15630
15630
15630
BASEHOR
15604
15604
15604
15604
15604
15604
DR
307.8'

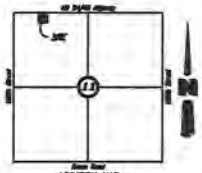
FINAL PLAT OF

PINEHURST NORTH FOURTH PLAT

A REPLAT OF LOT C-13, PINEHURST NORTH, AND
LOT C-12, PINEHURST NORTH SECOND PLAT, SUBDIVISIONS
IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS
NORTHWEST 1/4, SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST



I hereby certify that this plat was prepared under my direct supervision and it is based on a field survey performed in April, 2016. To the best of my knowledge and belief, this plat correctly portrays the results of said survey.
Jerold E. Pruitt, PLS 814



LEGEND

- ○ Denotes existing 1/4" Rebar, as noted
- ● Denotes set 1/4"x24" Rebar with 35 PSI CH Cap, as noted
- ☐ Denotes 1/4" Rebar is set in monuments

NOTE: The outside exterior of the plat have been set in monuments.

Bearings are based on the Pinehurst North Plat filed August 13, 2003 in Volume 23 at page 14.

Bearings shown hereon are based on the Kansas State Plane Coordinate System, Kansas North Zone, NAD83/2011.

Grid of shown for the accuracy of 1 : 10,000

This property is entirely in the 0.2% annual chance floodplain, according to the Federal Emergency Agency's Flood Insurance Rate Map No. [illegible], effective date July 16, 2015.

This property is subject to the Sewer/Water and Public Improvement Assessment Agreement, [illegible] and the Declaration of Covenants and Restrictions recorded in Pinehurst North Subdivision recorded in Book [illegible] at Page [illegible] and recorded in Book [illegible] at Page [illegible].

The easements and setbacks shown hereon are not and were established by the Pinehurst North plat, filed in Volume 14, of Plats at Page 14, and Pinehurst North Second Plat filed in Book 19 of Plats.

This drawing, file no. [illegible], created at Kansas City Surveying Co. in Kansas Planning Group, Inc. - Leavenworth
[illegible]
Leavenworth, Kansas [illegible]

DESCRIPTION: All of Lot C-13, PINEHURST NORTH, and Lot C-12, PINEHURST NORTH SECOND PLAT, subdivision in the City of Basehor, Leavenworth County, Kansas.
Containing 48,632 square feet, or 1.116 acres, more or less.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PINEHURST NORTH FOURTH PLAT".

The streets and roads shown on this plat and not heretofore dedicated are thereupon and hereby dedicated to the City of Basehor, Leavenworth County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, pipes, poles, wires, drainage facilities, cable and satellite sewers, conduits, and other facilities, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances connected for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.

All previous taxes have been paid prior to the execution of this plat.

RESTRICTIONS:

The use of all lots, units and properties in this subdivision shall hereafter be subjected to the covenants and restrictions for this subdivision, which instruments are to be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, or provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

EXECUTION:

IN WITNESS WHEREOF, Abdullah Ashkar, as managing member of AKT Enterprises, LLC, has caused this instrument to be executed this day of _____, 2016.

AKT Enterprises, LLC

_____
Abdullah Ashkar, Managing Member

ACKNOWLEDGMENT:

STATE OF KANSAS }
COUNTY OF LEAVENWORTH } ss.

BE IT REMEMBERED that on this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for said County and State, came Abdullah Ashkar who is personally known to me to be the managing member of AKT Enterprises, LLC, owner of the property above described, and such duly acknowledged the execution plat of this plat being made with their desire and do dedicate the streets shown on this plat to the purposes and use of the public for specific purposes stated thereon.

_____ My Commission expires: _____
Notary Public

APPROVALS:

Planning Commission:
APPROVED by the Planning Commission of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2016.

_____ _____
Jon Gallion, Chairman Connie Leggott, Secretary

Governing Body:
APPROVED by the Governing Body of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2016.

_____ _____
David K. Greene, Mayor Heather Ross, City Clerk

City Engineer:
The City Engineer's plat review is only for general conformance with the Subdivision Regulations as adopted by the City of Basehor. The City is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

_____ _____
City Engineer Date

County Surveyor:
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The base of this plat was established by compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____ _____
Miguel Hildebrandt, County Surveyor Date

REGISTER OF DEEDS CERTIFICATE:

This plat of PINEHURST NORTH FOURTH PLAT was filed this _____ day of _____, 2016 A.D., at _____ and duly recorded in Volume _____ of plats, at Page _____.
Document No. _____.

_____
Stacy Driscoll, Register of Deeds, Leavenworth County, Kansas

Scale 1"= 20'
20 10 0 20 40
SCALE IN FEET

N

PINEHURST NORTH FOURTH PLAT	
Section 11, Township 11 South, Range 22 East Basehor, Leavenworth County, Kansas	
FIRST and SECRET SURVEYING, LLC 7912 Elm Ave. Raytown, MO 64138 816-690-4339	10777 Barkley, Ste. 220-J Overland Park, KS 66211 913-652-9002
Job No. 16-[illegible] Pinehurst North Fourth Platting	April 26, 2016 Revised May 12, 2016
1	Sheet 1 of 1

Owner:
AKT Enterprises, LLC
[illegible] W. 135th Street
Olathe, KS 66061
913-764-7001

PRUITT and DOOLEY SURVEYING, L.L.C.

MISSOURI: 7912 Elm Ave., Raytown, MO 64138 • Ph. 816-699-4239 • Fax 816-358-7252
KANSAS: 10777 Barkley, Suite 220-I, Overland Park, KS 66211 • Ph./Fax 913-652-9034

May 3, 2016

Mark Lee
City of Basehor
2620 N. 155th Street
Basehor, KS 66007

We do not intend to establish a Homes Association because these lots are already included in the covenants and restrictions of record. A copy of those will be submitted with this application.

Aladdin Ashkar, managing member of AAT Enterprises, LLC

CITY OF BASEHOR

Ownership Affidavit

STATE OF KANSAS)
ss.
COUNTY OF JOHNSON)

Comes now Aladdin Ashkar as managing member for AAT Enterprises, LLC (owner) who being duly sworn upon his oath, does state that AAT Enterprises, LLC is the owner of the property legally described as ALL OF LOT C-13, PINEHURST NORTH, AND LOT C-12, PINEHURST NORTH SECOND PLAT, SUBDIVISIONS IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS. CONTAINING 1.116 ACRES, MORE OR LESS, in the application for a final plat of Pinehurst North Fourth Plat.

Acknowledge the submission of said application and agree to bind the subject property in accordance with the plan submitted as part of the above application.

Dated this 2ND day of May, 2016

Aladdin Ashkar, managing member, AAT ENTERPRISES, LLC

Subscribed and sworn to before me this 2nd day of May, 2016.

Notary Public

My Commission Expires: Oct. 29, 2016

JERALD W. PRUITT
Notary Public
State of Kansas
My Commission Expires 10/29/2016

FINAL PLAT CHECKLIST

A final plat application submitted for approval by the Planning Commision must include the following required submittal items. Failure to provide this information by the application deadline **may result in the application not being accepted until all required information is submitted.**

This document shall be submitted with the final plat application and shall be signed by the applicant or an autorized agent. Any item not checked or checked "N/A" or "NO" requires a written explanation accompanying this checklist.

Staff will review the application on the day of submittal to insure completion. Acceptance of an application by the City of Basehor does not constitute completion of requirements and/or compliance with all Planning & Zoning requirements or approval of a final plat. **Additional information may be required due to the location, size, or complexity of the plat.**

REQUIRED SUBMITTAL ITEMS

YES	N/A	NO	
✓			**1) Application form, fee and checklist** filled out accurately and completely, with all required signatures.
✓			**2) Ten (10) copies of the final plat,** drawn to an appropriate standard engineering scale. Plans shall be on 24" X 36" sheets, folded to 9"X12" for submittal.
✓			**3) One (1) 8.5" X 11" reduction of the plat.**
✓			**4) Digital files** including a PDF of the plat and a MS Word document of the legal description.
✓			**5) Ownership affidavit** with all required signatures.
✓			**6) One (1) copy of existing covenants and restrictions** applicable to the development, if any (reference book and page).
✓			**7) Letter of Intent** as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider if not submitted with the Prelimanry Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat.
	✓		**8) Floodplain modeling** using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements).

REQUIRED SUBMITTAL ITEMS (CONT.)

YES	N/A	NO	
		✓	**9) Final Stormwater Management Plan** (2 copies). (See separate handout for requirements)
		✓	**10) Traffic Study (2 copies)** as required by the City Engineer, if not submitted with the Preliminary Plat.
		✓	**11) Development Agreement,** if required.

REQUIRED PLAT INFORMATION

✓			**12) Name of subdivision** (unique and numerically consistent) and the words "FINAL PLAT," prominently displayed as the title.
✓			**13) Names, addresses, and phone numbers** of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).
✓			14) Dates of preparation of Final plat and/or revisions.
✓			**15) Scale, legend, and north arrow** clearly shown, with orientation at top or left as north(not less than 1"=100' scale).
✓			**16) Vicinity map**, drawn at a scale of 1"=2000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.
✓			**17) A legal boundary description** with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres.
✓			**18) Plat boundary calculation sheet (2 copies)** indicating coordinates of the plat boundary, square feet of each lot and right-of-way, and the unadjusted error of closure of the field traverse that established the plat.
✓			**19) Location of monuments,** shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.
✓			**20) Boundary lines** of the subdivision shall be enclosed with one continuous bold line, showing dimensions (bearings and distances).
✓			**21) Lots and tracts identified clearly**, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.

REQUIRED PLAT INFORMATION (CONT.)

YES	N/A	NO	
	✓		**22) Note on plat** indicating ownership, purpose, and maintenance responsibilities for for any parcels labeled as tracts.
✓			**23)Building setback lines** along public and private streets with dimensions in feet.
	✓		**24) Proposed street network,** including street names, right-of-way, bearings, tangents, and horizontal curvature data along the centerline of each street.
	✓		**25) Stream Corridor Boundary** and dimensions.
	✓		**26) Stream Corridor Notice on Plat as follows:** "Notice: This site lies within a protected Stream Corridor, as defined and regulated in the City of Basehor Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City".
	✓		**27) Stream Corridor Maintenance Agreement.** (Contact City Engineer for form).
✓			**28) Existing and proposed easements** with dimensions and statement of dedication. Existing easements shall be labeled with book and page.
✓			**29) Dedication of streets,** alleys, drives, and other parcels not previously dedicated, for public or private use. Dedication language to be provided by Public Works Staff.
✓			**30) Certification and seal** by a registered land surveyor.
			31) Certification that all prior existing easements have been absolved on parcels to be dedicated for public use.
✓			**32) Certification** of execution for the owner's signature(s), and all parties having a mortgage or lien interest on the property.
✓			**34) Signature block** for endorsement by the Planning Commission Chairman, Secretary of the Planning Commission & City Engineer with name printed underneath.
✓			**35) Signature block** for endorsement by the Mayor & City Clerk, with name printed underneath.
✓			**36) Signature block** for endorsement by the Register of Deeds & Leavenworth County Surveyor.

SUPPLEMENTAL INFORMATION(SEPARATE DOCUMENT[S]) IF NOT PREVIOUSLY SUBMITTED WITH A PRELIMINARY PLAT)

YES	N/A	NO	
	✓		**37) Platted and unplatted land** adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted.
✓			**38) Existing streets and driveways** which abut, touch upon or extend through the subdivision and/or streets located within 400 feet of the plat. The description shall include types and widths of existing surfaces, right-of-way widths, and dimensions of any bridges and culverts.
	✓		**39) Location of existing open space,** alleys, parks, streams, ponds, or other similar features within plat, and whether they are to be retained or removed.
	✓		**40) Location of existing buildings** and structures within 200 feet of the plat.
	✓		**41) Existing utilities,** including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection.
	✓		**42) Topography** of the area contained in the plat and within 20 feet of the plat boundary shown by 2-foot contour intervals and proposed preliminary grading. Contour lines shall be legible but not overpowering.
	✓		**43) Proposed sidewalks** and/or trail locations including proposed widths.
	✓		**44) Proposed utilities,** including approximate location of sanitary sewer, water main, street lights, and storm sewer.
	✓		**45) Intersection site distance analysis.**
	✓		**46) Vehicle maneuvering/turning templates** reflecting the site can accommodate a minimum SU-30 class vehicles (for emergency access to all areas of the site), and the appropriate site-design vehicle for any other special areas of the site (such as delivery or dock areas, etc.), as necessary.
✓			**47) Any area within a federally designated floodplain.** Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #2015XXXXXXX, July 16, 2015).

Written explanations for any items not checked or checked "N/A" or "NO" (attach additional sheets, if necessary):

47 & 8. There is a note on the plat pertaining to not being in a floodplain.

This is a re-plat of existing platted lots. All other items marked N/A were covered by the original preliminary plat and/or site plans.

I hereby submit all information required for final plat review. I understand that failure to providethe required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the City of Basehor Municipal Code and the Technical Specifications.

Signature of Applicant

5-2-16

Date

PINEHURST NORTH AND PINEHURST NORTH 2ND PLAT- REPLAT (SHORT-FORM PLAT) OF LOTS C-12 & C-13

REQUEST FOR APPROVAL OF A SHORT-FORM PLAT –
A replat of lots C-12 and C-13 within Pinehurst North Subdivision with a location between 15604 and 15630 Pinehurst Drive, approximate address of 15610 Pinehurst Drive.

MEETING DATE: **June 14, 2016**
REPORT WRITTEN: **May 13, 2016**

STAFF RECOMMENDATION:
Staff recommends the Planning Commission approve the Short-Form Plat (Replat), with staff recommendations stated in this report.

APPLICANT:
- The applicant is Scott and Maggie Seele.
- The surveyor is Pruitt and Dooley Surveying, LLC.

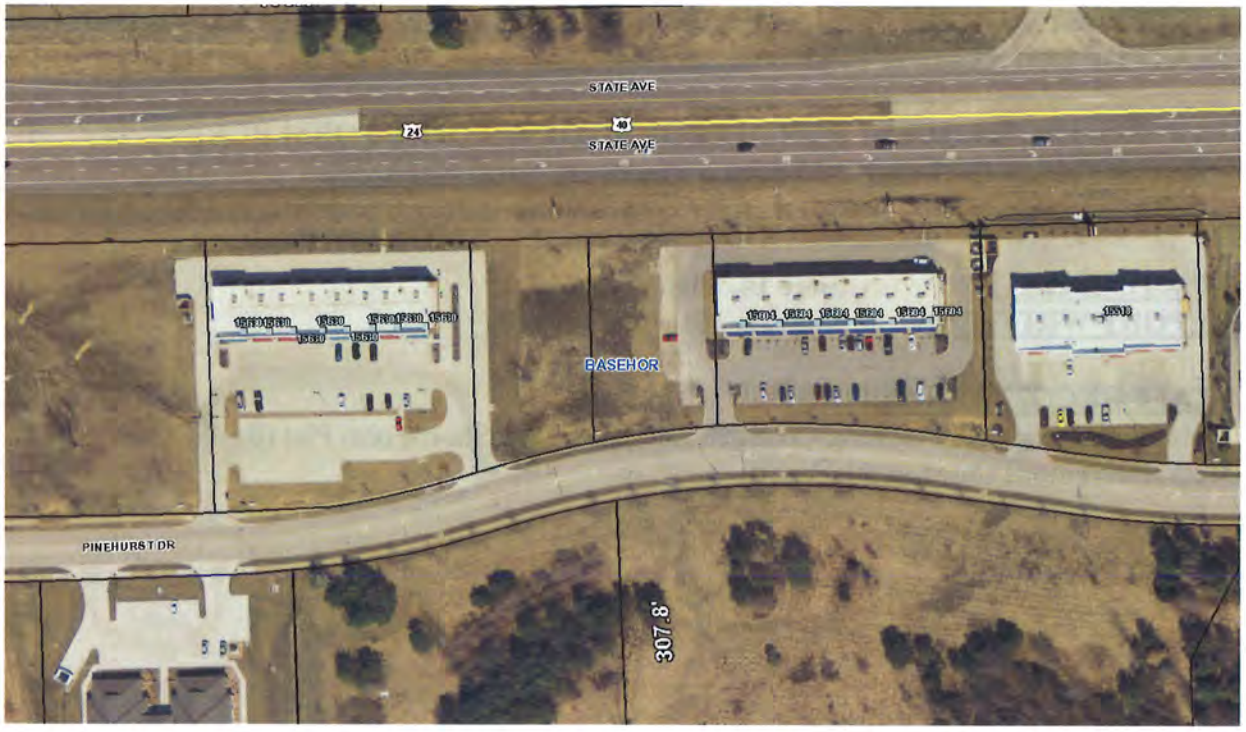
REQUEST:
- The applicant is requesting approval to combine Lots C-12 and C-13 to create a single lot for the purposes of a constructing an early childhood learning center. The lot will consist of 48,632 square feet.

ZONING:
- The property is currently zoned "CP-1" Neighborhood Commercial as a result of Planning Commission and Governing Body's approval of the rezoning on February 2, 2016 and March 16, 2016 respectively.

SURROUNDING ZONING:
- North CP-2 General Business District (across US 24/40)
- South CP-2 General Business District
- East CP-2 General Business District
- West CP-2 General Business District

BACKGROUND:
The Pinehurst North subdivision was first platted in 2003. In 2006, lots C-12 and C-11 were replatted in order to increase the size of lot C-11 for a larger commercial structure. Lots C-12 & C-13 have been vacant since the Pinehurst North subdivision was platted in 2003.

A short-form plat procedure is being utilized for this application. The purpose for a short-form plat is to provide a means of approving a subdivision of land that contains four (4) lots or less. Short-form plat shall serve as the final plat of the subdivision. The submission and approval of a preliminary plat is not required as a prerequisite for a short-form plat approval; provided, that the public hearing requirements outlined in preliminary plats are met.



Traffic Impact

The additional traffic that will be created by the proposed replat and subsequent construction of the early childhood learning center was taken into full consideration during the initial platting of the Pinehurst North subdivision. As the property was zoned CP-2 General Business and the surrounding properties are currently zoned CP-2; this land use constitutes heavily used commercial property with appropriate traffic studies being conducted previously. Traffic patterns and flows were taken into consideration during the platting and zoning of the property in 2003.

Stormwater Management

Stormwater Management facilities will not be changed with the approval of the subject plat but will be required to be installed as a requirement of the construction of the early childhood learning academy.

Transportation Excise Tax:

Transportation excise taxes for commercial properties are paid in advance upon initial platting of commercial lots, therefore all excise taxes have been paid in full.

Parkland Fee:

Per the City's fee schedule, the park fee for each lot is $200 and is collected with the building permit.

Utilities

No new utilities will be proposed with the subject plat other than feeder lines for the purposed new construction. As part of the replat, all existing utility easements bordering lots C-12 and C-13 shall

remain, as well as, a twenty (20') foot sewer easement that lies partially within the eastern boundary of the lot. Staff has informed all utility companies of the application for the proposed final plat.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements and any appropriate comments from the applicant are provided in the included checklist.

STAFF RECOMMENDATION:

Staff recommends approval of the Pinehurst North 4th Plat, Short-Form Final Plat application, with the following stipulations:

1. **The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.**
2. **Building plans shall be submitted and approved by city staff prior to a building permit being issued.**
3. **In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinance and Subdivision Regulations.**

OLSSON®
ASSOCIATES

May 17, 2016

City of Basehor
Attn: Planning & Zoning Director, Mark Lee
2620 155th St.
Basehor, Ks 66007

Re: Pinehurst North Fourth Plat – Short Form Plat Review

Mr. Lee:

On completion of the short form review for the Pinehurst North Fourth Plat submitted on May 16, 2016, the City has the following comments:

Items Address 5/17

1. Provide Sanitary Sewer Easement dedication to the existing sanitary sewer easement. "An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees.
2. Provide a statement "All previous taxes have been paid prior to the execution of this plat."
3. Provide a permanent benchmark.
4. Revise the Owner's Certificate to state that the person or person whose names are the sole lawful owners of the property, that the plat is made with their desires, and that they dedicate the areas shown on the plat or as set forth in the document to the perpetual use and ownership of the public for specific purposes stated therein or thereon.

General Comments Regarding Improvements on the Proposed Plat:

a. Site improvements will require stormwater detention. The proposed runoff from the site shall be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm events.
b. The City will require all access from the plat to be off of Pinehurst Drive. Currently, there is an existing shared access points both on the east and west lot lines. Access to the plat improvements shall utilize the existing shared access points.

If you have any questions or comments, please do not hesitate to contact me at 913.381.1170 or mpleak@olssonassociates.com

7301 West 133rd Street, Suite 200
Overland Park, KS 66213

TEL 913.381.1170
FAX 913.381.1174

www.olssonassociates.com

Sincerely,

Mitch Pleak, P.E.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Discuss allowed uses enumerated in Appendix A of the City of Basehor Zoning Regulations. Staff wishes to discuss and devise a strategic method of accomplishing potential revisions to the allowed uses as listed in Appendix A and layout a work session schedule in order to complete this task.

Action Requested: Determine a feasible solution to altering the allowed uses, set up a possible work session schedule.

Narrative: The Zoning Regulations of the City of Basehor contain an appendix; that include, permitted and conditionally permitted uses in specific zoning districts. For some time now the Planning Commission and Planning Department have been attempting to revise Appendix A of the Zoning Regulations to a more updated list of permitted and conditionally permitted uses. Staff would like to set up a work session schedule to either coincide with regularly scheduled meeting dates or determine if separate work sessions should be scheduled in order to revise the appendix to a more current list of uses.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends implementing a calendar of work sessions, potentially discussing one or two zoning categories at each session, with a completion date of the revised uses to be concluded as soon as possible.

Committee Recommendation: **N/A**

Attachments:
District Regulations (2 pages front and back)
Appendix A, Permitted and Conditionally Permitted Uses (11 pages front and back)
Appendix A, Working Draft (7 pages front and back)

Projector needed for this item?
No

DISTRICT REGULATIONS

1. R- 0 SUBURBAN RESIDENTIAL DISTRICT:
Purpose:
It is the purpose of this district to provide for agricultural and related uses as well as to protect and preserve agricultural resources.

2. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT:
Purpose:
The purpose of this district is to provide for low-density single-family residential development, including those uses, which reinforce residential neighborhoods.

3. R-2 TWO-FAMILY RESIDENTIAL DISTRICT:
Purpose:
The purpose of this district is to provide for moderate density residential development, including duplex and higher density single-family dwellings, to encourage strong residential neighborhoods.

4. R-3 MULTI-FAMILY RESIDENTIAL DISTRICT:
Purpose:
The purpose of this district is to provide for high density residential development, including single-family, two-family dwellings, and multi-family dwellings, in strong residential neighborhoods.

5. MH-1 MOBILE HOME PARK DISTRICT (HIGH DENSITY):
Purpose:
The purpose of this district is to provide for high density mobile home parks which are compatible with the character of the surrounding neighborhood in which it is located. Mobile home developments are residential uses and shall be located in areas where services and amenities found in conventional residential areas are available.

6. MH-2 MOBILE HOME PARK (LOW DENSITY):
Purpose:
The purpose of this district is to provide for low density mobile home parks which are compatible with the character of the surrounding neighborhood in which it is located. Mobile home developments are residential uses and shall be located in areas where services and amenities found in conventional residential areas are available.

7. CP-1 Neighborhood Business District:
Purpose:
The purpose of this district is to provide a zone which is suitable for small scale, retail shopping, service oriented businesses, and offices that are typically located in the core area of a city and serve primarily local needs.

8. CP-2 General Business District:
Purpose:
The purpose of this district is to provide for those commercial uses which are intensive in nature, require large lots, and direct access to major streets.

9. P-R PLANNED RESIDENTIAL DISTRICT

Purpose:

The purpose of the Planned Residential District is intended to provide for elements of flexibility in design, placement, arrangement, bulk, and other considerations; to provide a framework within which the buildings and uses in the planned district may be interrelated and compatible with the residential character of these development areas and adjacent developments; and to maintain the desired overall intensity, efficiency in the provision of public facilities and services, and to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives. The district is not suitable in all residential locations; it is inappropriate in areas predominately agricultural in nature or character where public facilities and services are adequate only to meet the needs of farm residences or operations, and large lot residential. In general, this district is intended to have lots which are served by local streets without driveways fronting onto arterial or collector streets unless such frontage would be clearly of an interim or temporary nature. This district is intended to preserve open space, to protect watersheds and water supplies, to protect woodlands and naturally scenic areas.

10. "P-I" PLANNED INDUSTRIAL DISTRICT

Purpose:

The purpose of the Planned Industrial District is intended to provide tor elements of flexibility in design, placement, arrangement, bulk, and other considerations; to provide a framework within which the buildings and uses in the planned district may be interrelated and compatible with the industrial character of these development areas and adjacent developn1ents; and to maintain the desired overall intensity of land use, efficiency in the provision of public facilities and services, desired densities, desired areas of open space, and to provide protection for existing development while allowing new construction in accordance with current development and performance standards and objectives. In general, this district is intended to have industrial/manufacturing activities within a planned employment center environment or campus style setting which are served by local commercial streets without fronting onto an arterial or collector street unless such frontage would be clearly of an interim or temporary nature. This district is intended to preserve open space, to protect watersheds, woodlands, and naturally scenic areas.

11. RV RECREATIONAL VEHICLE PARK DISTRICT:

Purpose:

The purpose of this district is to provide for high density recreational vehicle parks which are compatible with the character of the surrounding neighborhood in which it is located. Recreational vehicle park developments are temporary residential uses and shall be located in areas where services and amenities found in conventional residential areas are available.

12. MU-1 MIXED USE NEIGHBORHOOD DISTRICT:

Purpose:

The MU-1 mixed-use neighborhood district shall be designed so as to conserve land, promote innovative use of space and accommodate a range of compatible land uses through appropriate site design. This district is intended to encourage the development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers.

13. MU-2 MIXED USE GENERAL DISTRICT:

Purpose:

The "MU-2" Mixed use general district shall be designed so as to conserve land, promote innovative use of space and accommodate a range of compatible e land uses through appropriate site design. This district is intended to encourage the development of larger scale, mixed -use businesses and commercial centers.

14. MU-3 MIXED USE INDUSTRIAL DISTRICT:

Purpose:

The "MU-3" Mixed use industrial district shall be designed so as to conserve land, promote innovative use of space and accommodate a range of compatible land uses through appropriate site design. This district is intended to encourage the development of industrial uses that are not obnoxious due to appearance, noise, dust or odor and compatible with general and neighborhood business uses.

APPENDIX A

A LISTING OF PERMITTED AND CONDITIONAL USES

LEGEND:

"R-0"	*SUBURBAN RESIDENTIAL DISTRICT*
"R-1	*SINGLE FAMILY RESIDENTIAL DISTRICT*
"R-2"	*TWO-FAMILY RESIDENTIAL DISTRICT*
"R-3"	*MULTI-FAMILY RESIDENTIAL DISTRICT*
"P-R"	*PLANNED RESIDENTIAL DISTRICT*
"MH-1"	*MOBILE HOME PARK (HIGH DENSITY)*
"MH-2"	*MOBILE HOME PARK (LOW DENSITY)*
"CP-1"	*NEIGHBORHOOD BUSINESS DISTRICT*
"CP-2"	*GENERAL BUSINESS DISTRICT*
"I-1"	*LIGHT INDUSTRIAL DISTRICT*
"I-2"	*HEAVY INDUSTRIAL DISTRICT*
"P-I"	*PLANNED INDUSTRIAL DISTRICT*
"MU-1"	***MIXED USE NEIGHBORHOOD DISTRICT***
"MU-2"	***MIXED USE GENERAL DISTRICT***
"MU-3"	***MIXED USE INDUSTRIAL DISTRICT***

APPENDIX A

R-0 SUBURBAN RESIDENTIAL PERMITTED USES	R-0 SUBURBAN RESIDENTIAL CONDITIONALLY PERMITTED USES
1. CEMETERIES AND MAUSOLEUMS	1. AGRICULTURAL PROCESSING
2. CHURCHES, SYNAGOGUES and TEMPLES	2. AIRCRAFT and ACCESSORIES - RETAIL
3. DWELLING, SINGLE-FAMILY DETACHED	3. AIRCRAFT STORAGE and MAINTENANCE
4. ELECTRICAL GENERATION SUB-STATION	4. AIRPORTS and PASSENGER TERMINALS
5. FARMS, LIVESTOCK, DAIRY and POULTRY	5. APIARY FARMS and PROCESSING (BEES)
6. FARMS, COMMERCIAL FORESTRY	6. BEAUTY/BARBER SHOPS (Limited to one station)
7. FARMS, CROP	7. CAMPGROUNDS and RETREATS
8. GOLF COURSES	8. CIVIC, SOCIAL and FRATERNAL ASSOC.
9. PARKS and PLAYGROUNDS, PUBLIC	9. COFFEE ROASTING and PRODUCTS - MANUFACTURING
10. SCHOOLS, PRIMARY and SECONDARY	10. COUNTRY / ATHLETIC CLUBS
11. WATER TREATMENT PLANTS and STORAGE	11. DAY CARE CENTERS (7 or more unrelated children or adults)
12. HOME OCCUPATIONS	12. FEED LOTS
	13. FEEDS, HAY, and GRAINS - RETAIL
	14. FERTILIZERS - RETAIL
	15. FISH FARMS and HATCHERIES
	16. FUNERAL and CREAMATORY SERVICES
	17. GAS and PETROLEUM - DRILLING
	18. GREENHOUSES
	19. GROUP HOMES
	20. HARVESTING SERVICES
	21. HUNTING and FISHING CLUBS
	22. KENNELS - BOARDING and BREEDING
	23. LIVESTOCK - WHOLESALE
	24. LOGGING CAMPS and CONTRACTORS

R-0 SUBURBAN RESIDENTIAL
CONDITIONALLY PERMITTED USES

25. MARINAS

26. MINING

27. NURSERY FARMS

28. NURSING and REST HOMES

29. POULTRY HATCHERY SERVICES

30. PRISON and CORRECTIONAL FACILITIES

31. QUARRYING - STONE, SAND, and GRAVEL

32. R. V. PARK and PARKING

33. R.V. and BOAT STORAGE (inside only)

34. RESORTS and DUDE RANCHES

35. RIDING STABLES

36. SOLID WASTE DISPOSAL AREAS

37. SOLID WASTE INCINERATION FACILITY

38. SOLID WASTE COMPOSTING

39. SOLID WASTE SEPARATION, SALVAGE, and RECLAMATION FACILITIES

40. SOLID WASTE TRUCK TERMINALS

41. SOLID WASTE CONSOLIDATION FACILITY

42. COMMUNICATION EXCHANGE STATIONS and TOWERS

43. WOODWORKING / CABINET SHOP

R-1 SINGLE FAMILY RESIDENTIAL PERMITTED USES	R-1 SINGLE FAMILY RESIDENTIAL CONDITIONALLY PERMITTED USES
1. CEMETERIES and MAUSOLEUMS 2. CHURCHES, SYNAGOGUES and TEMPLES 3. DWELLING, SINGLE-FAMILY DETACHED 4. GOLF COURSES 5. PARKS and PLAYGROUNDS, PUBLIC 6. SCHOOLS, PRIMARY and SECONDARY 7. HOME OCCUPATIONS	1. BEAUTY / BARBER SHOP (limited to one station) 2. DAYCARE CENTERS (seven or more unrelated children or adults)

R-2 TWO-FAMILY RESIDENTIAL PERMITTED USES	R-2 TWO-FAMILY RESIDENTIAL CONDITIONALLY PERMITTED USES
1. CEMETERIES and MAUSOLEUMS 2. CHURCHES, SYNAGOGUES, and TEMPLES 3. DWELLING, SINGLE-FAMILY DETACHED 4. DWELLING, TWO-FAMILY 5. GOLF COURSES 6. PARKS and PLAYGROUNDS, PUBLIC 7. SCHOOLS, PRIMARY and SECONDARY 8. HOME OCCUPATIONS	1. DWELLING, SINGLE-FAMILY ATTACHED 2. DWELLING, SINGLE-FAMILY-ZERO LOT LINE 3. DAY CARE CENTERS (seven or more unrelated children or adults)

R-3 MULTI-FAMILY RESIDENTIAL PERMITTED USES	R-3 MULTI-FAMILY RESIDENTIAL CONDITIONALLY PERMITTED USES
1. BOARDING and ROOMING HOUSES 2. CEMETERIES and MAUSOLEUMS 3. CHURCHES, SYNAGOGUES and TEMPLES 4. DWELLING, MULTI-FAMILY 5. DWELLING, TWO-FAMILY 6. DWELLING, SINGLE-FAMILY ATTACHED 7. GOLF COURSES 8. MONASTERIES and CONVENTS 9. NURSING, CONVALESCENT, and REST HOMES 10. ORPHANAGES 11. PARKS and PLAYGROUNDS, PUBLIC 12. SCHOOLS, PRIMARY and SECONDARY 13. HOME OCCUPATIONS	1. DWELLING, SINGLE-FAMILY DETACHED 2. DWELLING, SINGLE-FAMILY-ZERO LOT LINE 3. DAY CARE CENTERS (seven or more unrelated children or adults) 4. DORMITORIES, COLLEGE 5. FRATERNITY and SORORITY HOUSES 6. GROUP HOMES 7. SOCIAL SERVICE AGENCIES RELATING TO FAMILY SERVICES (except residential, correctional, rehabilitation, and treatment facilities)

MH-1 MOBILE HOME PARK PERMITTED USES	MH-1 MOBILE HOME PARK CONDITIONALLY PERMITTED USES
1. CEMETERIES and MAUSOLEUMS 2. CHURCHES, SYNAGOGUES and TEMPLES 3. DWELLING, MOBILE HOME not on permanent foundation 4. GOLF COURSES 5. PARKS and PLAYGROUNDS, PUBLIC 6. SCHOOLS, PRIMARY and SECONDARY 7. HOME OCCUPATIONS	1. DAY CARE CENTERS (seven or more unrelated children or adults) 2. RECREATIONAL VEHICLE PARKING 3. SOCIAL SERVICES AGENCIES RELATING TO FAMILY SERVICES (except residential, correction, rehabilitation, and treatment facilities) 4. COMMUNICATION EXCHANGE STATIONS and TOWERS

MH-2 MOBILE HOME PARK PERMITTED USES	MH-2 MOBILE HOME PARK CONDITIONALLY PERMITTED USES
1. CEMETERIES and MAUSOLEUMS 2. CHURCHES, SYNAGOGUES, and TEMPLES 3. DWELLING, MOBILE HOME on permanent foundation 4 .GOLF COURSES 5. PARKS and PLAYGROUNDS, PUBLIC 6. SCHOOLS, PRIMARY and SECONDARY 7. HOME OCCUPATIONS	1. DAY CARE CENTERS (seven or more unrelated children or adults) 2. SOCIAL SERVICES AGENCIES RELATING TO FAMILY SERVICES (except residential, correctional, rehabilitation, and treatment facilities) 3. COMMUNICATION EXCHANGE STATIONS and TOWERS

ADOPTED 4/24/2000

CP-1 NEIGHBORHOOD BUSINESS PERMITTED USES	CP-1 NEIGHBORHOOD BUSINESS CONDITIONALLY PERMITTED USES
1. ACCOUNTING and BOOKKEEPING SERVICES	1. ADVERTISING SERVICES
2. ALTERATION, TAILORING, and GARMENT REPAIR SERVICES	2. BOARDING and ROOMING HOUSES
3. AMPHITHEATERS	3. BUSINESS NOT ELSEWHERE LISTED
4. APPAREL and ACCESSORIES – RETAIL	4. BUSINESS ASSOCIATIONS
5. APPLIANCES (household) - RETAIL	5. CREDIT REPORTING SERVICES
6. ARCADES	6. DORMITORIES, COLLEGE
7. ART GALLERIES and STUDIOS	7. DWELLING, MULTI-FAMILY
8. ARMED FORCES RESERVE CENTERS	8. FRATERNITY and SORORITY HOUSES
9. AUDITORIUMS and EXHIBITION HALLS	9. FUNERAL and CREMATORY SERVICES
10. BAKERY- RETAIL	10. MANAGEMENT CONSULTING SERVICES
11. BARBER and BEAUTY SERVICES	11. MONASTERIES and CONVENTS
12. BANKING SERVICES	12. NEWS SYNDICATE SERVICES
13. BOOKS and STATIONERY - RETAIL	13. NURSING and REST HOMES
14. CEMETERIES and MAUSOLEUMS	14. ORPHANAGES
15. CHURCHES, SYNAGOGUES, and TEMPLES	15 RESTAURANTS, DRIVE-IN
16. CIGARETTES and CIGARS - RETAIL	16. PROFESSIONAL OFFICES NOT ELSEWHERE LIST
17. CIVIC, SOCIAL and FRATERNAL ASSOC	
18. CONFECTIONARY - RETAIL	
19. COUNTRY and ATHLETIC CLUBS	
20. CREDIT and COLLECTION SERVICES	
21. DAY CARE CENTERS (seven or more unrelated children or adults)	
22. DAIRY PRODUCTS – RETAIL	
23. DETECTIVE SERVICES	
24. DRUG and PROPRIETARY - RETAIL	

CP-1 NEIGHBORHOOD BUSINESS PERMITTED USES	CP-1 NEIGHBORHOOD BUSINESS PERMITTED USES
25. DRY CLEANING and LAUNDRY SERVICES	50. MEDICAL, DENTAL, and CHIROPRACTIC SERVICES
26. EMPLOYMENT SERVICES	51. MOTELS, HOTELS, and TOURIST COURTS
27. ENGINEERING and ARCHITECTURAL SERVICES	MOTOR VEHICLES and EQUIP. - RETAIL 52. MUSEUMS
28. FARMERS MARKET	53. MUSIC SUPPLIES – RETAIL
29. FISH and SEAFOOD - RETAIL	54. PAINT and WALLPAPER - RETAIL
30. FLORIST – RETAIL	55. PARKS and PLAYGROUNDS, PUBLIC
31. GASOLINE STATIONS	56. PETS and GROOMING - RETAIL
32. GIFTS and NOVELTIES – RETAIL	57. PHOTOFINISHING, PHOTCOPYING, and BLUEPRINTING SERVICES
33. GLASS and METAL WARE - RETAIL	58. PHOTOGRAPHIC STUDIOS
34. GOLF COURSES	59. PRODUCE – RETAIL
35. GROCERIES and MEAT - RETAIL	60. PROFESSIONAL OFFICES NOT ELSEWHERE LISTED
36. HARDWARE and FARM – RETAIL	61. REAL ESTATE and ABSTRACTING SERVICES
37. HEALTH and EXERCISE SPAS	62. RESTAURANTS
38. HEARING, OPTICAL, and ORTHOPEDIC APPLIANCES	63. RETAIL TRADE NOT ELSEWHERE LISTED
39. HOBBY SUPPLIES - RETAIL	64. SCHOOLS, PRIMARY and SECONDARY
40. HOSPITALS and MEDICAL CLINICS	65. SECOND-HAND MERCHANDISE-RETAIL
41. ICE - RETAIL	66. SECURITY and COMMODITY BROKERS
42. INSURANCE AGENTS and SERVICES	67. SHOE SHINING and REPAIR SERVICES
43. INVESTMENT SERVICES	68. SOCIAL CORRECTIONAL, TREATMENT, and COUNSELING SERVICES
44. JEWELRY – RETAIL	69. SKATING RINKS
45. LABOR ORGANIZATIONS	70. STENOGRAPHIC, DUPLICATING, and MAILING SERVICES
46. LEGAL SERVICES	71. TRAVEL AGENCIES
47. LIQUOR - RETAIL	72. WATCH, CLOCK, and JEWELRY REPAIR
48. LOCKSMITH SERVICES	
49. MAGAZINES and NEWSPAPERS - RETAIL	

CP-1 NEIGHBORHOOD BUSINESS
PERMITTED USES

73. WELFARE SERVICES

74. COMMUNICATION EXCHANGE STATIONS and TOWERS

75. ZOOS, AQUARIUMS, and BOTANICAL GARDENS

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS CONDITIONALLY PERMITTED USES
1. ACCOUNTING and BOOKKEEPING SERVICES	1. ADULT ENTERTAINMENT BUSINESSES
2. ADVERTISING SERVICES	2. AMUSEMENT PARKS
3. AIR CONDITIONING, REFRIGERATION EQUIP. and SUPPLIES - WHOLESALE	3. ART GALLERIES
4. ALCOHOLIC BEVERAGES - WHOLESALE	4. ARTIST STUDIOS
5. AMPHITHEATERS	5. BAKERIES - RETAIL
6. ANTIQUES - RETAIL	6. BOOKS - RETAIL
7. APPLIANCES –RETAIL and WHOLESALE	7. BUS GARAGE and MAINTENANCE
8. APPLIANCE REPAIR SERVICES	8. CONFECTIONERY - RETAIL
9. ARCADES	9. CIGARETTES and CIGARS - RETAIL
10. ARMED FORCES RESERVE CENTERS	10. DAIRY PRODUCTS - RETAIL
11. AUDITORIUMS and EXHIBITION HALLS	11. DRUG STORES
12. AUTOMOBILE REPAIR SERVICES	12. EXTERMINATING SERVICES
13. AUTOMOBILE and TRUCK RENTAL	13. CARPET CLEANING and REPAIR
14. AUTOMOBILE PARTS - RETAIL	14. FISH and SEAFOOD - RETAIL
15. BAIT SHOPS	15. FLORISTS - RETAIL
16. BANKING SERVICES	16. GIFTS and NOVELTIES - RETAIL
17. BARBER and BEAUTY SERVICES	17. GROCERIES and MEAT - RETAIL
18. BOOKS and NEWSPAPER DISTRIBUTING - WHOLESALE	18. HARDWARE and FARM SUPPLIES - RETAIL
19. BOWLING	19. HOBBY SUPPLIES - RETAIL
20. BUILDING CONSTRUCTION CONTRACTORS	20. ICE - MANUFACTURING
21. BUSINESS CONSULTING SERVICES	21. LIQUOR - RETAIL
22. BUSINESS OFFICES NOT ELSEWHERE LISTED	22. MAGAZINES and NEWSPAPERS - RETAIL
23. BUSINESS ASSOCIATIONS	23. MOTOR VEHICLES and EQUIP. - RETAIL
	24. PETS and PET GROOMING
	25. PRODUCE - RETAIL
	26. RACE TRACKS
	27. WATER STORAGE FACILITIES

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS PERMITTED USES
24. BUS TERMINALS	47. FARMERS MARKET
25. CAR WASH	48. FOOD LOCKERS and REFRIGERATED STORAGE
26. CEMETERIES and MAUSOLEUMS	49. FREIGHT TERMINALS
27. CHURCHES, SYNAGOGUES, and TEMPLES	50. FUNERAL and CREMATORY SERVICES
28. CIVIC, SOCIAL and FRATERNAL ASSOCIATIONS	51. FURNITURE - RETAIL
29. COMMERCIAL and INDUSTRIAL EQUIP. - WHOLESALE	52. FURNITURE REPAIR and UPHOLSTERY SERVICES
30. CONSTRUCTION EQUIP. - RETAIL	53. FUR REPAIR and STORAGE
31. COUNTRY and ATHLETIC CLUBS	54. GARDEN and NURSERY - RETAIL
32. CREDIT and COLLECTION SERVICES	55. GASOLINE STATIONS - RETAIL
33. DEPARTMENT STORES - RETAIL	56. GOLF COURSES
34. DETECTIVE SERVICES	57. GOLF DRIVING RANGES
35. DISCOUNT STORES - RETAIL	58. GREENHOUSES
36. DRUGS and SUNDRIES - WHOLESALE	59. HARDWARE - WHOLESALE
37. DRY GOODS – RETAIL and WHOLESALE	60. HEALTH SPAS
38. DUPLICATING and MAILING SERVICES	61. HVAC EQUIP. and SUPPLIES - RETAIL
39. ELECTRICAL REPAIR SERVICES (except radio and tv)	62. HOME FURNISHINGS - WHOLESALE
40. ELECTRICAL SUPPLIES - RETAIL	63. ICE - RETAIL
41. ELECTRONIC PARTS - WHOLESALE	64. INSURANCE SERVICES
42. EMPLOYMENT SERVICES	65. INVESTMENT SERVICES
43. ENGINEERING and ARCHITECTURAL SERVICES	66. JANITORIAL SERVICES
44. EQUIPMENT and SUPPLIES FOR SERVICE ESTABLISHMENTS - WHOLESALE	67. LANDSCAPE SERVICES
45. EQUIPMENT RENTAL and LEASING SERVICES	68. LAPIDARY WORK
46. FARM MACHINERY - RETAIL	69. LAUNDERING SERVICES
	70. LAWN CARE SERVICES
	71. LEGAL SERVICES

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS PERMITTED USES
72. LUMBER YARDS - RETAIL	94. RESTAURANTS
73. MAIL ORDER – RETAIL	95. RADIO and TV STUDIOS
74. MASSAGE SERVICES	96. RESTAURANTS, DRIVE-IN
75. MEDICAL and DENTAL LABORATORIES	97. ROAD and UTILITY MAINTENANCE YARDS
76. MOBILE HOMES and ACCESSORIES - RETAIL	98. SCHOOLS - ART, MUSIC, DANCE
77. MONUMENTS - RETAIL	99. SCHOOLS, PRIMARY and SECONDARY
78. MOTELS, HOTELS, and TOURIST COURTS	100. SCHOOLS, BUSINESS
79. MOVIE DISTRIBUTION SERVICES	101. SCHOOLS, TRADE and VOCATIONAL
80. MOTOR FREIGHT GARAGING and MAINTENANCE	102. SCHOOLS, COLLEGES
81. MUSEUMS	103. SECURITY and COMMODITY BROKERS
82. NEWS SERVICES	104. SKATING RINKS
83. NURSERY PLANTS - RETAIL	105. SOCIAL, CORRECTIONAL, TREATMENT, and COUNSELING SERVICES
84. OUTDOOR ADVERTISING SERVICES	106. SPORTING GOODS – RETAIL
85. PAINT and WALLPAPER - RETAIL	107. STADIUMS
86. PAPER and PRODUCTS - WHOLESALE	108. STUDIOS - RADIO and TV
87. PARKS and PLAYGROUNDS, PUBLIC	109. TAVERNS
88. PHOTOCOPYING and BLUEPRINTING SERVICES	110. TAXI DISPATCH and MAINTENANCE
89. PRIVATE CLUBS	111. TELE-COMMUNICATIONS EXCHANGE STATIONS
90. PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE	112. TELE-COMMUNICATIONS RELAY TOWERS
91. PROFESSIONAL OFFICES NOT ELSEWHERE LISTED	113. THEATERS, INDOOR
92. REAL ESTATE and ABSTRACTING SERVICES	114. TRAVEL AGENTS
93. RESEARCH and TESTING SERVICES	115. VENDING MACHINE OPERATORS - RETAIL

CP-2 GENERAL BUSINESS
PERMITTED USES

116. VETERINARIAN SERVICES - INDOOR ONLY

117. WAREHOUSING OF NONHAZARDOUS MATERIALS

118. WAREHOUSING OF HOUSEHOLD GOODS

119. WATER TREATMENT FACILITIES

120. WELL DRILLING SERVICES

121. WELFARE SERVICES

122. ZOOS, AQUARIUMS, and BOTANICAL GARDENS

I-1 LIGHT INDUSTRIAL PERMITTED USES	I-1 LIGHT INDUSTRIAL CONDITIONALLY PERMITTED USES
1. AIR CONDITIONING, REFRIGERATION-EQUIPMENT and SUPPLIES - WHOLESALE	1. AGRICULTURAL CHEMICALS and FERTILIZERS - WHOLESALE
2. ALCOHOLIC BEVERAGES - WHOLESALE	2. ASPHALT MIXING PLANTS
3. APPLIANCE REPAIR SERVICES	3. BAIT SHOPS
4. APPLIANCES - WHOLESALE	4. BEVERAGE MANUFACTURING - NON ALCOHOLIC
5. AUTOMOBILE and VEHICLE REPAIR SERVICES	5. BEVERAGE MANUFACTURING - ALCOHOLIC
6. AUTOMOBILE RENTAL SERVICES	6. BOTTLED GAS - RETAIL
7. BOOKBINDING and RELATED WORK-MANUFACTURING	7. CONCRETE - READY MIX PLANTS
8. BOOKS and NEWSPAPER DISTRIBUTING - WHOLESALE	8. FABRICATED METAL PRODUCTS - MANUFACTURING
9. BOOKS - PUBLISHING and PRINTING	9. FEEDS, GRAIN, and HAY - RETAIL
10. BUILDING CONSTRUCTION CONTRACTOR	10. FERTILIZERS - RETAIL
11. BUILDING MATERIALS - WHOLESALE	11. FUEL OIL - RETAIL
12. BUS GARAGING and MAINTENANCE	12. GAS STORAGE and DISTRIBUTION
13. BUSINESS FORMS - MANUFACTURING	13. LIQUEFIED PETROLEUM GAS - WHOLESALE
14. BUS TERMINALS	14. LIVESTOCK - WHOLESALE
15. CABINET MAKING - MANUFACTURING	15. PETROLEUM BULK and TERMINALS
16. CARPENTRY and WOOD FLOORING SERVICES	16. SALVAGE YARD
17. CAR WASH SERVICES	17. TRUCK WASH
18. CARPET CLEANING and REPAIR SERVICES	18. WAREHOUSING OF HAZARDOUS PRODUCTS
19. CEMETERIES and MAUSOLEUMS	
20. CHURCHES, SYNAGOGUES, and TEMPLES	
21. COMMERCIAL and INDUSTRIAL EQUIPMENT - WHOLESALE	
22. COMMUNICATION EQUIPMENT - MANUFACTURING	

I - 1 LIGHT INDUSTRIAL PERMITTED USES	I - 1 LIGHT INDUSTRIAL PERMITTED USES
24. DRUGS and SUNDRIES - WHOLESALE	48. LAWN CARE
25. DRY GOODS and APPAREL - WHOLESALE	49. LINEN SUPPLY SERVICES
26. ELECTRICAL REPAIR - NOT RADIO and TV.	50. MEDICAL and DENTAL LABORATORIES
27. ELECTRICAL SUPPLIES - RETAIL	51. METALS and MINERALS - WHOLESALE EXCEPT SCRAP
28. ELECTRONIC PARTS and SUPPLIES - WHOLESALE	52. MOVIE DISTRIBUTION SERVICES
29. EQUIPMENT and SUPPLIES for SERVICE ESTABLISHMENTS - WHOLESALE	53. MOTOR FREIGHT GARAGING and MAINTENANCE
30. EQUIPMENT - RENTAL and LEASING	54. MOTOR VEHICLES and EQUIPMENT - WHOLESALE & RETAIL
31. EXTERMINATING SERVICES	55. OUTDOOR ADVERTISING SERVICES
32. FARM EQUIPMENT - WHOLESALE	56. PAPER PRODUCTS - WHOLESALE
33. FARM PRODUCTS STORAGE, EXCLUDING STOCKYARDS	57. PARKS and PLAYGROUNDS - PUBLIC
34. FARM PRODUCTS - WHOLESALE	58. PATTERN SHOPS
35. FREIGHT TERMINALS	59. OFFICE and ART SUPPLIES - MANUFACTURING
36. FURNITURE - WHOLESALE	60. PHOTOCOPYING and BLUEPRINTING SERVICES
37. FURNITURE and UPHOLSTERY SERVICES	61. PHOTOENGRAVING and ELECTROTYPING
38. FUR STORAGE and SERVICES	62. PLUMBING SUPPLIES - RETAIL
39. GASOLINE SERVICE STATIONS - RETAIL	63. PLUMBING and HEATING EQUIPMENT - WHOLESALE
40. GREENHOUSES	64. POTTERY - MANUFACTURING
41. GROCERY PRODUCTS - WHOLESALE	65. PRINTING - COMMERCIAL
42. HARDWARE - WHOLESALE	66. PRINTING and PUBLISHING - BOOKS
43. HEATING SUPPLIES - RETAIL	67. PRINTING and PUBLISHING - PERIODICAL
44. ICE - MANUFACTURING	68. PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE
45. JANITORIAL SERVICES	69. ROAD and UTILITY MAINTENANCE YARDS
46. LANDSCAPING SERVICES	
47. LAPIDARY WORK	

I - 1 LIGHT INDUSTRIAL
PERMITTED USES

70. SCRAP and WASTE MATERIALS - NONMETALLIC - WHOLESALE

71. SIGNS and ADVERTISING - MANUFACTURING

72. TAXI - DISPATCH and MAINTENANCE

73. TELE-COMMUNICATION EXCHANGE STATIONS

74. TRANSPORTATION EQUIPMENT and SUPPLIES - WHOLESALE

75. TELE- COMMUNICATION RELAY TOWERS

76. VENDING MACHINE OPERATORS - RETAIL

77. WAREHOUSING OF HOUSEHOLD GOODS

78. WAREHOUSING OF NON-HAZARDOUS PRODUCTS

79. WATER TREATMENT PLANTS and STORAGE FACILITIES

80. WELL DRILLING SERVICES (WATER)

81. WELDING and BLACKSMITHING SERVICES

82. YARNS and THREADS - MANUFACTURING

83. GARMENT and APPAREL - MANUFACTURING

84. SMALL ENGINE REPAIR

85. ELECTRONIC COMPONENTS and ACCESSORIES - MANUFACTURING

I - 2 HEAVY INDUSTRIAL PERMITTED USES	I - 2 HEAVY INDUSTRIAL CONDITIONALLY PERMITTED USES
1. AGRICULTURAL CHEMICALS and FERTILIZERS - WHOLESALE	1. AGRICULTURAL CHEMICALS and FERTILIZERS - MANUFACTURING
2. AGRICULTURAL PROCESSING	2. AIRCRAFT and PARTS - MANUFACTURING
3. AIR CONDITIONING, REFRIGERATION EQUIPMENT and SUPPLIES - WHOLESALE	3. ANIMAL RENDERING
4. ALCOHOLIC BEVERAGES - WHOLESALE	4. APPLIANCE - MANUFACTURING
5. APIARY FARMS and PROCESSING	5. ABRASIVE and NONMETALLIC MINERAL PRODUCTS - MANUFACTURING
6. APPAREL and ACCESSORIES - MANUFACTURING	6. ASPHALT FELTS and COATINGS - MANUFACTURING
7. APPLIANCES - WHOLESALE	7. AUTOMOBILE and EQUIPMENT - MANUFACTURING
8. ASPHALT MIXING PLANTS	8. BIOLOGICAL PRODUCTS - MANUFACTURING
9. SPORTING GOODS - MANUFACTURING	9. BRICK and CLAY PRODUCTS - MANUFACTURING
10. BAKERY PRODUCTS - MANUFACTURING	10. CANNING and BOTTLING - MANUFACTURING
11. BEVERAGE MANUFACTURING - NONALCOHOLIC	11. CHEMICAL - MANUFACTURING
12. BEVERAGE MANUFACTURING - ALCOHOLIC	12. CLEANING PRODUCTS - MANUFACTURING
13. BOAT BUILDING and REPAIR	13. CONCRETE PRODUCTS - MANUFACTURING
14. BOOKBINDING and RELATED WORK	14. DYEING/FINISHING TEXTILES
15. BOOKS and NEWSPAPER DISTRIBUTING - WHOLESALE	15. ELECTRICAL TRANSMISSION and DISTRIBUTION EQUIPMENT - MANUFACTURING
16. BOOKS - PUBLISHING and PRINTING	16. ELECTRIC GENERATING PLANTS
17. BOTTLED GAS - RETAIL	17. ELECTRICAL PRODUCTS - MANUFACTURING
18. BROOMS and BRUSHES - MANUFACTURING	18. EXTRUSION of NONFERROUS METALS - MANUFACTURING
19. BUILDING MATERIALS - WHOLESALE	19. FOUNDRIES - IRON and STEEL
20. BUILDING PAPER and BOARD - MANUFACTURING	
21. BUS GARAGING and MAINTENANCE	
22. BUSINESS FORMS - MANUFACTURING	

I - 2 HEAVY INDUSTRIAL PERMITTED USES	I - 2 HEAVY INDUSTRIAL CONDITIONALLY PERMITTED USES
23. CABINET MAKING and WOODWORKING	21. FUR-TANNING and DYEING
24. CONFECTIONERY PRODUCTS - MANUFACTURING	22. GAS PRODUCTION PLANTS
25. CARPET and CLEANING SERVICES	23. GLASS/GLASSWARE - MANUFACTURING
26. CARPET and RUG - MANUFACTURING	24. GUM and WOOD CHEMICALS - MANUFACTURING
27. CEMETERIES and MAUSOLEUMS	25. GUNS and AMMUNITION - MANUFACTURING
28. CHURCHES, SYNAGOGUES, and TEMPLES	26. GYPSUM PRODUCTS - MANUFACTURING
29. CLOCKS and PARTS - MANUFACTURING	27. HARDWOOD FLOORING - MANUFACTURING
30. COFFEE PRODUCTS - MANUFACTURING	28. LEATHER TANNING and PRODUCTS - MANUFACTURING
31. COMMERCIAL MACHINERY - WHOLESALE	29. LIME PRODUCTS - MANUFACTURING
32. COMMUNICATIONS EQUIPMENT - MANUFACTURING	30. ASPHALT BASE FLOOR COVERINGS - MANUFACTURING
33. CONCRETE, READY-MIX PLANTS	31. LIVESTOCK - WHOLESALE
34. COSMETICS, PERFUMES, and TOILETRIES - MANUFACTURING	32. LUBRICANTS - MANUFACTURING
35. JEWELRY, NOVELTIES, and BUTTONS - MANUFACTURING	33. MACHINERY - MANUFACTURING
36. DAIRY PRODUCTS - MANUFACTURING	34. MATCHES - MANUFACTURING
37. DRUGS and SUNDRIES - WHOLESALE	35. MEAT PRODUCTS - MANUFACTURING
38. DRUGS and BIOLOGICAL PRODUCTS - MANUFACTURING	36. MOBILE HOMES - MANUFACTURING
39. DRY GOODS - WHOLESALE	37. MOTORCYCLES, BIKES, and PARTS - MANUFACTURING
40. ELECTRONIC COMPONENTS - MANUFACTURING	38. NEWSPAPER PUBLISHING and PRINTING
41. ELECTRONIC COMPONENTS - WHOLESALE	39. PAINTS, VARNISHES, and LACQUERS - MANUFACTURING
42. ENGINEERING, LABORATORY, and EQUIPMENT - MANUFACTURING	40. PAVING MIXTURES - MANUFACTURING
43. EQUIPMENT and SUPPLIES for SERVICE ESTABLISHMENTS - WHOLESALE	41. PETROLEUM REFINING
44. EXTERMINATING SERVICES	42. PLASTICS, RUBBER, and RESIGNS - MANUFACTURING

I - 2 HEAVY INDUSTRIAL PERMITTED USES	I - 2 HEAVY INDUSTRIAL CONDITIONALLY PERMITTED USES
45. FABRIC - MANUFACTURING	43. PLASTIC PRODUCTS - MANUFACTURING
46. FABRICATED METAL PRODUCTS - MANUFACTURING	44. RADIOACTIVE MATERIALS PROCESSING, STORAGE and DISPOSAL
47. FARM MACHINERY - WHOLESALE	45. RAILROAD EQUIPMENT - MANUFACTURING
48. FARM PRODUCTS STORAGE - EXCLUDING STOCKYARDS	46. RUBBER RECLAIMING
49. FARM PRODUCTS - WHOLESALE	47. RUBBER PRODUCTS - MANUFACTURING
50. FEEDS, GRAIN, and HAY - RETAIL	48. SHORTENING and OILS - MANUFACTURING
51. FERTILIZERS - RETAIL	49. SMELTING OF METALS
52. FREIGHT TERMINALS	50. SOAPS and DETERGENTS - MANUFACTURING
53. FUEL OIL - RETAIL	51. SOLID WASTE DISPOSAL AREAS
54. FUR GOODS - MANUFACTURING	52. SOLID WASTE INCINERATION FACILITIES
55. FURNITURE - WHOLESALE	53. SOLID WASTE COMPOST PLANTS
56. GAS STORAGE and DISTRIBUTION	54. SOLID WASTE RECLAMATION FACILITY
57. GRAIN MILL PRODUCTS - MANUFACTURING	55. SOLID WASTE TRUCK TERMINALS
58. GROCERIES and FOOD PRODUCTS - WHOLESALE	56. SOLID WASTE CONSOLIDATION FACILITY
59. HARDWARE - WHOLESALE	57. STEEL WORKS - METAL ROLLING - MANUFACTURING
60. ICE - MANUFACTURING	58. STONE PRODUCTS and CUTTING
61. INSTRUMENTS - MANUFACTURING	59. WAREHOUSING OF HAZARDOUS PRODUCTS
62. JEWELRY and PRECIOUS METALS - MANUFACTURING	
63. KNIT GOODS - MANUFACTURING	
64. LEATHER GOODS - MANUFACTURING	
65. LINEN and INDUSTRIAL LAUNDRY SUPPLY	
66. LIQUEFIED PETROLEUM GAS - WHOLESALE	

I - 2 HEAVY INDUSTRIAL PERMITTED USES	I - 2 HEAVY INDUSTRIAL PERMITTED USES
67. LUGGAGE - MANUFACTURING	88. PLUMBING and HEATING EQUIPMENT and SUPPLIES - MANUFACTURING
68. MACHINE SHOP	89. PLYWOOD and VENEER - MANUFACTURING
69. MEDICAL and DENTAL APPARATUS - MANUFACTURING	90. PORCELAIN ELECTRICAL SUPPLIES - MANUFACTURING
70. METALS and MINERAL PRODUCTS - WHOLESALE	91. POTTERY - MANUFACTURING
71. MILLWORK - MANUFACTURING	92. PRE-ENGINEERED WOOD and STEEL BUILDINGS - MANUFACTURING
72. MOTOR FREIGHT GARAGING and MAINTENANCE	93. PRINTING - COMMERCIAL
73. MOTOR VEHICLES and EQUIPMENT - WHOLESALE	94. PRINTING and PUBLISHING OF BOOKS and PERIODICALS
74. MUSICAL INSTRUMENTS - MANUFACTURING	95. PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE
75. OFFICE MACHINES - MANUFACTURING	96. PULP - MANUFACTURING
76. OIL MILLING	97. RAILROAD YARDS and TERMINALS
77. OPTICAL GOODS - MANUFACTURING	98. RUBBER FOOTWEAR - MANUFACTURING
78. ORTHOPEDIC APPLIANCES and SUPPLIES - MANUFACTURING	99. SAWMILLS
79. PAPER PRODUCTS - WHOLESALE	100. SCRAP and WASTE MATERIALS - WHOLESALE
80. PAPER PRODUCTS - MANUFACTURING	101. SHADES and VENETIAN BLINDS - MANUFACTURING
81. PARKS and PLAYGROUNDS - PUBLIC	102. SHOES - MANUFACTURING
82. PASTA PRODUCTS - MANUFACTURING	103. SIGNS and ADVERTISING DISPLAY - MANUFACTURING
83. PATTERN SHOPS	104. SILVER and PLATED WARE - MANUFACTURING
84. PENS, PENCILS, OTHER OFFICE and ARTIST MATERIALS - MANUFACTURING	105. STEEL WIRE, NAILS, and PINS - MANUFACTURING
85. PETROLEUM BULK STATIONS and TERMINALS -WHOLESALE	106. SUGAR REFINING
86.PHOTOENGRAVING and ELECTROTYPING	
87. PHOTOGRAPHIC EQUIPMENT and SUPPLIES - MANUFACTURING	

I - 2 HEAVY INDUSTRIAL
PERMITTED USES

107. TELEPHONE and COMMUNICATIONS EXCHANGE STATIONS

108. TELEPHONE and COMMUNICATIONS RELAY TOWERS

109. TEXTILE GOODS - MANUFACTURING

110. TOBACCO and PRODUCTS - MANUFACTURING

111. TRANSPORTATION EQUIPMENT and SUPPLIES - WHOLESALE

112. UMBRELLAS, CANOPIES, and PARASOLS - MANUFACTURING

113. VITREOUS CHINA FIXTURES and ACCESSORIES - MANUFACTURING

114. WAREHOUSING OF NONHAZARDOUS PRODUCTS

115. WAREHOUSING OF HOUSEHOLD GOODS

116. WATER TREATMENT PLANTS and STORAGE

117. WELDING and BLACKSMITHING SERVICES

118. WOODEN CONTAINERS and PALLET - MANUFACTURING

119. WOOL PRESERVING - MANUFACTURING

120. YARNS and THREADS - MANUFACTURING

* Look at Lesser strictures in Stricter

APPENDIX A

PERMITTED AND CONDITIONAL USES

BY ZONING DISTRICT

R-O Suburban Residential District (Permitted Uses)

1. Beekeeping
2. Cemeteries and Mausoleums
3. Churches, Synagogues, and Temples
4. Dwelling, Manufactured Home Residential Design-???
5. Dwelling, Single-Family Detached
6. Electrical Generation Sub-Station
7. Farmers Market
8. Farming
9. Farming, Experimental and Demonstration
10. Farms, Livestock
11. Greenhouses and Horticulture
12. Golf Courses
13. Nursery Stock Farms
14. Orchards and Vineyards
15. Parks and Playgrounds, Public
16. Schools, Primary and Secondary
17. Water Treatment Plants and Storage

R-O Suburban Residential District (Conditional Uses)

1. Agricultural Processing
2. Amphitheaters
3. Auctions, Livestock
4. Beauty/Barber Shops (Limited to one station)
5. Bed & Breakfast
6. Campgrounds and Retreats
7. Civic, Social, and Fraternal Assoc.
8. Communication Exchange Stations and Towers
9. Country/Athletic Clubs
10. Day Care Centers (7 or more unrelated children or adults) (No Overnight Accom.)
11. Farms, Dairy, Poultry, Swine
12. Feeds, Hay, and Grains – Retail
13. Fish Farms and Hatcheries ????
14. Flea Market
15. Gas and Petroleum (Crude)– Drilling
16. Harvesting Services

WORKING DRAFT

~~17. Home Occupations~~
18. Hunting and Fishing Clubs
19. Kennels – Boarding and Breeding
20. Prison and Correctional Facilities
21. R.V. and Boat Storage (inside only)
22. Shooting Ranges Indoors
23. Shooting Ranges Outdoors
24. Stadiums
25. Veterinary Services, Indoors and Outdoors
26. Wind Energy Conversion Systems
27. Zoos, Aquariums, & Botanical Gardens

R-1 Single-Family Residential District (Permitted Uses)

1. Churches, Synagogues, and Temples
2. Dwelling, Single-Family Detached
3. Golf Courses
4. Parks and Playgrounds, Public
5. School, Primary and Secondary

R-1 Single-Family Residential District (Conditional Uses)

1. Beauty/Barber Shop (Limited to one Station)
2. Bed and Breakfast
3. Day Care Centers (~~7~~ 6 or more unrelated children or adults) (No Overnight Accom.)

~~4. Home Occupations~~

R-2 Two-Family Residential District (Permitted Uses)

1. Churches, Synagogues, and Temples
2. Dwelling, Single-Family Attached
3. Dwelling, Single-Family Detached
4. Dwelling, Two-Family
5. Golf Courses
6. Parks and Playgrounds, Public
7. Schools, Primary and Secondary

R-2 Two-Family Residential District (Conditional Uses)

1. Day Care Centers (~~7~~ 6 or more unrelated children or adults) (No Overnight Accom.)

~~2. Home Occupations~~

R-3 Multi-Family Residential District (Permitted Uses)

1. Boarding and Rooming Houses

WORKING DRAFT

2. Churches, Synagogues and Temples
3. Dwelling, Multi-Family
4. Dwelling, Two-Family
5. Golf Courses
6. Monasteries and Convents
7. Nursing, Convalescent, and Rest Homes
8. Orphanages
9. Parks and Playgrounds, Public H.O.
10. Schools, Primary and Secondary

R-3 Multi-Family Residential District (Conditional Uses)

1. Dwelling, Single-Family Detached
2. Day Care Centers (7 or more unrelated children or adults) (No Overnight Accom.)
3. Social Service Agencies Relating to Family Services (except residential, correctional, rehabilitation, and treatment facilities)

~~4. Home Occupations~~

MH Manufactured Home Park District (Permitted Uses)

1. Churches, Synagogues and Temples
2. Dwelling, Manufactured Home on Permanent Foundation
3. Golf Courses
4. Parks and Playgrounds, Public
5. Schools, Primary and Secondary H.O.

MH Manufactured Home Park District (Conditional Uses)

1. Day Care Centers (7 or more unrelated children or adults) (No Overnight Accom.)
2. Dwelling, Manufactured Home not on Permanent Foundation
3. Communication Exchange Stations and Towers

~~4. Home Occupations~~

5. Temporary/Portable/Pre-Manufactured Buildings for Other than Residential, Sleeping or Overnight Accommodations.

CP-1 Neighborhood Business District (Permitted Uses)

1. Accounting and Bookkeeping Services
2. Apparel – Retail, Alteration, Tailoring, and Garment Repair Services
3. Appliances (Household) – Retail
4. Art Studios (Dance, Drama, Photography, Music, Profession Work, ETC)
5. Art Supply Sales
6. ~~Bakeries – Retail~~ Confectionery – Retail
7. Banking Services

WORKING DRAFT

8. Barber & Beauty Services
9. Books and Stationery – Retail
10. Bottled Gas – Retail (Under ##gallons)
11. Churches, Synagogues, and Temples
12. Civic, Social and Fraternal Assoc
13. Coffee Shops
14. Country and Athletic Clubs
15. Credit and Collection Services
16. Day Care Centers (Seven or more unrelated children and adults) (No Overnight Accom.)
17. Detective Services
18. Drugs Stores
19. Dry Cleaning
20. Employment Services
21. Engineering and Architectural
22. Farmers Market
23. Florist Shops
24. Gifts and Novelties – Retail
25. Glass and Metal Ware – Retail
26. Groceries – Retail
27. Hardware and Farm - Retail
28. Hospitals and Medical Clinics
29. Insurance Agents and Services
30. Investment Services
31. Jewelry – Retail
32. Legal Services
33. Libraries
34. Locksmith Services
35. Magazines and Newspapers - Retail
36. Museums
37. Music Supplies – Retail
38. Paint and Wallpaper – Retail
39. Parks, Gardens, and Playgrounds, Public
40. Photographic Studios
41. Real Estate and Abstracting Services
42. Restaurants
43. Second-Hand Merchandise – Retail
44. Security and Commodity Brokers
45. ~~Social Correctional~~, Treatment, and Counseling Services
46. Quick Copy or Duplicting Center & Mailing Services
47. Travel Agencies

Cigarettes & Cigars - Retail

Add
① Labor Organization
② Liquor - Retail
③ Pets & Grooming - Retail
~~④ Schools - to Learning Center~~
Shoe Repair

WORKING DRAFT

48. Watch, Clock, and Jewelry Repair
49. Welfare Services
50. Wind Energy Conversion Systems

CP-1 Neighborhood Business District (Conditional Uses)

1. Advertising Services
2. ~~Business Not Elsewhere Listed~~
3. Communication Exchange Stations and Towers

Laundry Self Service
Gasoline Stations
Schools

CP-2 General Business District (Permitted Uses)

1. Accounting and Bookkeeping Services - ?????? PC
2. Advertising Services
3. Alcoholic Beverages – Wholesale and Retail
4. Antiques – Retail
5. Appliances – Retail and Repair
6. Armed Forces Reserve Centers
7. Art Studios
8. Auditoriums and Exhibition Halls
9. Automobile Repair Services
10. Automobile and Truck Rental → Condition (weight under 2 tons) CP-2
11. Automobile Parks – Retail
12. Bakeries - Retail
13. Banking Services
14. Barber and Beauty Services
15. Books – Retail
16. Bottled Gas – Retail (Under ##gallons) 25
17. Bowling
18. Business Consulting Services
19. Business Associations
20. Car Wash
21. Carpet Cleaning and Repair
22. Churches, Synagogues, and Temples
23. Cigarettes and Cigars - Retail
24. Civic, Social and Fraternal Associations
25. Confectionery - Retail
26. Country and Athletic Clubs
27. Credit and Collection Services
28. Department Stores – Retail
29. Detective Services
30. Discount Stores – Retail

Add Building Materials - Retail

WORKING DRAFT

31. Drug Stores
32. Electrical Supplies – Retail
33. Electronic Video and Games – Retail and Rental
34. Employment Services
35. Engineering and Architectural Services
36. Exterminating Services
37. Farmers Market
38. Florists - Retail
39. Funeral and Crematory Services
40. Furniture – Retail
41. Garden and Nursery – Retail
42. Gasoline Stations – Retail
43. Gifts and Novelties - Retail
44. Greenhouses
45. Groceries and Meat – Retail
46. Hardware and Farm Supplies - Retail
47. Health Spas
48. Hobby Supplies - Retail
49. HVAC Equip. and Supplies – Retail
50. Insurance Services
51. Investment Services
52. Labor Organizations
53. Laundry - Self Service
54. Legal Services
55. Liquor - Retail
56. Lumber Yards – Retail
57. Mail Order – Retail
58. Hospitals and Medical Clinics
59. Magazines and Newspapers - Retail
60. Monuments – Retail
61. Monasteries and Convents
62. Motels, Hotels, ~~and Tourist Courts~~
63. Motor Vehicles and Equip. - Retail
64. Museums
65. News, Radio, and TV Studios
66. Paint and Wallpaper – Retail
67. Parks, Gardens, and Playgrounds, Public
68. Pets and Pet Grooming
69. Quick Copy or Duplicating Center
70. Real Estate and Abstracting Services

Add Lawn & Garden - Retail & Wholesale

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71. Research and Testing Services
72. Restaurants and Restaurants Drive-in
73. Schools – Art, Music, Dance
74. Schools – Primary, Secondary, College, Trade, and Vocational
75. Security and Commodity Brokers
76. Skating Rinks
77. ~~Social, Correctional,~~ Treatment, and Counseling Services
78. Sporting Goods – Retail
79. Stadiums
80. Taverns
81. Theaters, Indoor
82. Travel Agents
83. Vending Machine Operators – Retail
84. Veterinarian Services – Indoor Only
85. Water Treatment Facilities
86. Well Drilling Services
87. Welfare Services
88. Wind Energy Conversion Systems

CP-2 General Business District (Conditional Uses)

1. Adult Entertainment Businesses
2. Air Conditioning, Refrigeration Equip. and Supplies - Wholesale
3. Art Galleries – Outdoor
4. Auditoriums and Exhibition Halls
5. Bait Shops
6. Building Construction Contractors
7. Business Offices and Professional Offices Not Elsewhere Listed
8. Car Wash
9. Construction Equip. – Retail
10. Drugs and Sundries – Wholesale
11. Electronic Parts – Wholesale
12. Equipment and Supplies for Service Establishments – Wholesale Δ
13. Equipment Rental and Leasing Services
14. Furniture Repair and Upholstery Services
15. Hardware – Wholesale
16. Home Furnishings – Wholesale
17. Landscape Services
18. Lawn Care Services
19. Mobile Homes and Accessories – Retail
20. Paper and Products – Wholesale

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21. Private Clubs
22. Professional Equipment and Supplies – Wholesale
23. Taxi Dispatch and Maintenance
24. Tele-Communication Exchange Stations and Relay Towers
25. Warehousing of Nonhazardous Materials
26. Warehousing of Household Goods
27. Water Storage Facilities
28. Zoos and Aquariums

I-1 Light Industrial District (Permitted Uses)

1. Air Conditioning, Refrigeration – Equipment and Supplies – Wholesale
2. Alcoholic Beverages - Wholesale
3. Appliances – ~~Repair Services~~ and Wholesale
4. Automobile Rental Services – CP-2
5. Bookbinding and Related Work - Manufacturing
6. Books and Newspaper Distributing – Wholesale
7. Bottled Gas – Retail ~~(Under ## gallons)~~
8. Building Construction Contractor
9. Building Materials – Wholesale
10. Business Forms – Manufacturing
11. Bus Terminals
12. Carpentry and Wood Flooring Services → Move CP-2
13. Truck Wash
14. Carpet Cleaning and Repair Services → CP-2
15. ~~Churches, Synagogues, and Temples~~ Worship Centers → See what other communities do
16. Commercial and Industrial Equip. Wholesale
17. Communication Equipment - Manufacturing → I2
18. Construction Equip. – Retail
19. Drugs and Sundries – Wholesale
20. Dry Goods and Apparel – Wholesale
21. Electrical Repair and Supplies – ~~Retail and~~ Wholesale
22. Electronic Components and Accessories - Manufacturing → I2
23. Electronic Parts – Wholesale Restaurant Related
24. Equipment and Supplies for ~~Service Establishments~~ - Wholesale
25. Equipment Rental and Leasing Services Commercial / Industrial / ~~Heavy Construction~~
26. Exterminating Services → CP-2
27. Farm Machinery – Retail ~~and Wholesale~~
28. ~~Farm Products Storage, Excluding Stockyards~~
29. Farm Products – Wholesale
30. Feeds, Grain, and Hay ~~Retail~~ > Farm Products

* Look up Auto Repair Services in other cities

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I-1 & I2 → Conditional Services

~~31. Fertilizers – Retail.~~ Combine to 30
~~32. Fuel Oil - Retail~~
33. Food Lockers and Refrigerated Storage
34. Freight Terminals → I2
35. Furniture – Wholesale
36. Furniture and Upholstery Services
37. Garment and Apparel - Manufacturing
38. Gasoline Services Stations – Retail
39. Greenhouses
40. Grocery Products – Wholesale
41. Hardware - Wholesale
5/22/12 → 42. Home Furnishings – Wholesale
43. Janitorial Services
44. Landscaping Services
45. Lawn Care ← Combine
46. Linen Supply Services
47. Metals and Minerals – Wholesale Except Scrap
48. Mobile Homes and Accessories – Retail
49. Motor Freight Garaging and Maintenance
50. Motor Vehicles and Equipment – Wholesale
51. Office and Art Supplies - Manufacturing
52. Outdoor Advertising Services
53. Paper and Products – Wholesale
~~54. Parks, Gardens, and Playgrounds – Public~~
55. Pattern Shops [redacted] (Clothing, Fabric, Metal)
56. Photoengraving and Electrotyping
57. Plumbing Supplies – Retail
58. Plumbing and Heating Equipment – Wholesale
59. Pottery – Manufacturing
60. Printing and Publishing
61. Professional Equipment and Supplies – Wholesale — Conditional
~~62. Quick Copy or Duplicating Center~~
63. Road and Utility Maintenance Yards
~~64. Scrap and Waste Materials – Nonmetallic – Wholesale~~ Recycling Center
65. Signs and Advertising – Manufacturing
66. Small Engine Repair
67. Taxi Dispatch and Maintenance
68. Tele-Communication Exchange Stations and Relay Towers → conditional
69. Transportation Equipment and Supplies – Wholesale
70. Vending Machine Operators - Retail

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71. Warehousing of Household Goods
72. Warehousing of Nonhazardous Materials
73. Water Treatment Plants and Storage Facilities
74. Well Drilling Services (Water)
75. Welding Services
76. Yarns and Threads – Manufacturing

I-1 Light Industrial District (Conditional Uses)

1. Agricultural Chemicals and Fertilizers – Wholesale
2. Asphalt Mixing Plants
3. ~~Bait Shops~~
4. Beverage Manufacturing – Non Alcoholic
5. Beverage Manufacturing – Alcoholic
6. Bottled Gas – Retail (Over [redacted]) * Look into
7. Concrete – Ready Mix Plants
8. Fabricated Metals Products – Manufacturing ~~and Pattern Shop~~ Pattern
9. Gas Storage and Distribution
10. Liquefied Petroleum Gas – Wholesale
11. Livestock – Wholesale
12. Petroleum Bulk Stations and Terminals
13. Salvage Yard
14. Warehousing of Hazardous Products

I-2 Heavy Industrial District (Permitted Uses)

1. Agricultural Chemicals and Fertilizers – Wholesale
2. Agricutural Processing
3. Air Conditioning, Refrigeration Equipment and Supplies - Wholesale
4. Aircraft and Accessories – Retail
5. Aircraft Storage and Maintenance
6. Airports and Passenger Terminals
7. Alcoholic Beverages - Wholesale
8. Apiary Farms and Processing – Bees????
9. Apparel and Accessories – Manufacturing
10. Appliances – Wholesale
11. Asphalt Mixing Plants
12. Bakery Products – Manufacturing
13. Beverage Manufacturing – Nonalcoholic and Alcoholic
14. Boat Building and Repair
15. Bookbinding and Related Work
16. Books and Newspaper Distributing – Wholesale

* Look into moving all into Conditional
Check w/ Attorney

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17. Books – Publishing and Printing
18. Bottled Gas – Retail (Over # gallons)
19. Brooms and Brushes – Manufacturing
20. Bus Garage and Maintenance
21. Building Materials – Wholesale
22. Building Paper and Board-Manufacturing
23. Business Forms – Manufacturing
24. Cabinet Making and Woodworking
25. Carpet and Cleaning Services
26. Carpet and Rug – Manufacturing
27. Churches, Synagogues, and Temples
28. Clocks and Parts - Manufacturing
29. Coffee Roasting and Products – Manufacturing
30. Commercial Machinery – Wholesale
31. Communications Equipment – Manufacturing
32. Concrete, Ready-Mix Plants
33. Confectionery Products – Manufacturing
34. Cosmetics, Perfumes, and Toiletries – Manufacturing
35. Dairy Products – Manufacturing
36. Drugs and Sundries – Wholesale
37. Drugs and Biological Products – Manufacturing
38. Dry Goods – Wholesale
39. Electronic Components – Manufacturing and Wholesale
40. Engineering, Laboratory, and Equipment – Manufacturing
41. Equipment and Supplies for Service Establishments – Wholesale
42. Exterminating Services
43. Fabric – Manufacturing
44. Fabricated Metal Products – Manufacturing
45. Farm Machinery – Wholesale
46. Farm Products Storage – Excluding Stockyards
47. Farm Products - Wholesale
48. Feeds, Grain, and Hay – Retail
49. Fertilizers – Retail
50. Freight Terminals
51. Fuel Oil – Retail
52. Furniture – Wholesale
53. Gas Storage and Distribution
54. Grain Mill Products – Wholesale
55. Hardware – Wholesale
56. Instruments - Manufacturing

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57. Jewelry, Precious Metals, Novelties, and Buttons – Manufacturing
58. Knit Goods – Manufacturing
59. Leather Goods – Manufacturing
60. Linen and Industrial Laundry Supply
61. Liquefied Petroleum Gas – Wholesale
62. Livestock – Wholesale
63. Luggage – Manufacturing
64. Machine Shop
65. Medical and Dental Apparatus – Manufacturing
66. Metals and Mineral Products – Wholesale
67. Mill Work - Manufacturing
68. Mining
69. Motor Freight Garaging and Maintenance
70. Motor Vehicles and Equipment – Wholesale
71. Musical Instruments – Manufacturing
72. Office Machines – Manufacturing
73. Office Supplies - Manufacturing
74. Oil Milling
75. Optical Goods – Manufacturing
76. Orthopedic Appliances and Supplies – Manufacturing
77. Paper Products – Manufacturing and Wholesale
78. Parks, Gardens, Playgrounds – Public
79. Pasta Products – Manufacturing???
80. Pattern Shops
81. Petroleum Bulk Stations and Terminals
82. Photoengraving and Electrotyping
83. Photographic Equipment and Supplies – Manufacturing
84. Plumbing and Heating Equipment and Supplies – Manufacturing
85. Plywood and Veneer – Manufacturing
86. Porcelain Electrical Supplies – Manufacturing???
87. Pottery – Manufacturing
88. Pre-Engineered Wood and Steel Buildings – Manufacturing
89. Printing – Commercial
90. Printing and Publishing of Books and Periodicals
91. Professional Equipment and Supplies – Wholesale
92. Pulp - Manufacturing
93. Road and Utility Maintenance Yards
94. Salvage Yard
95. Sawmills
96. Scrap and Waste Materials – Wholesale

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97. Shades and Venetian Blinds – Manufacturing
98. Shoes – Manufacturing
99. Signs and Advertising Display – Manufacturing
100. Silver and Plated Ware – Manufacturing
101. Solid Waste Disposal Areas
102. Solid Waste Incineration Facility
103. Solid Waste Composting
104. Solid Waste Separation, Salvage, and Reclamation Facilities
105. Solid Waste Trucking Terminals
106. Sold Waste Consolidation Facility
107. Sporting Goods – Manufacturing
108. Steel Wire, Nails, and Pins – manufacturing
109. Sugar Refining????
110. Telephone and Communications Exchange Stations and Relay Towers
111. Textile Goods – Manufacturing
112. Tobacco and Products – Manufacturing
113. Transportation Equipment and Supplies – Wholesale
114. Umbrellas, Canopies, and Parasols – Manufacturing
115. Vitreous China Fixtures and Accessories – Manufacturing
116. Warehousing of Nonhazardous Products
117. Warehousing Treatment Plants and Storage
118. Welding Services
119. Wooden Containers and Pallet - Manufacturing
120. Woodworking/Cabinet Shop
121. Wool Preserving – Manufacturing ????
122. Yarns and Threads – Manufacturing

I-2 Heavy Industrial District (Conditional Uses)

1. Agricultural Chemicals and Fertilizers – Manufacturing
2. Appliance – Manufacturing
3. Abrasive and Nonmetallic Mineral Products – manufacturing
4. Asphalt Felts and Coatings – Manufacturing
5. Automobile and Equipment – Manufacturing
6. Biological Products – Manufacturing
7. Brick and Clay Products – Manufacturing
8. Canning and Bottling – Manufacturing
9. Chemical – Manufacturing
10. Cleaning Products – Manufacturing
11. Concrete Products – Manufacturing
12. Dyeing/Finishing Textiles

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13. Electrical Transmission and Distribution Equipment – Manufacturing
14. Electric Products – Manufacturing
15. Extrusion of Nonferrous Metals – Manufacturing
16. Foundries – Iron and Steel
17. Gas Production Plants
18. Glass/glassware – Manufacturing
19. Gum and Wood Chemicals – Manufacturing
20. Guns and Ammunition – Manufacturing
21. Gypsum Products – Manufacturing
22. Hardwood Flooring – Manufacturing
23. Lime Products – Manufacturing
24. Asphalt Base Floor Coverings – Manufacturing
25. Livestock – Wholesale
26. Lubricants – Manufacturing
27. Machinery – Manufacturing
28. Matches – Manufacturing
29. Meat products – Manufacturing
30. Mobile Homes – Manufacturing
31. Motorcycles, Bikes, and Parts – Manufacturing
32. Newspaper Publishing and Printing
33. Paints, Varnishes, and Lacquers – Manufacturing
34. Paving Mixtures – Manufacturing
35. Petroleum Refining
36. Plastics, Rubber, and Resigns – Manufacturing
37. Plastic Products – Manufacturing
38. Radioactive Materials Processing Storage and Disposal
39. Railroad Equipment – Manufacturing
40. Rubber Reclaiming
41. Rubber Products – Manufacturing
42. Shortening and Oils – Manufacturing
43. Smelting of Metals
44. Soaps and Detergents – Manufacturing
45. Steel Works – Metal Rolling – Manufacturing
46. Stone Products and Cutting
47. Warehousing of Hazardous Products

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