

**Special Exceptions:**

1. Churches
2. Non-certified modular buildings used for habitation
3. Chain link fences visible from the right-of-way
4. Mini-warehouses and outdoor vehicle storage
5. Public parks, playgrounds, schools, government facilities

**New or Unlisted Uses and Use Interpretation**

The Zoning Administrator shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Section 2-2 of this Ordinance or may require that the use be processed in accordance with the procedures established in §11-2, Special Exceptions, or §7-12, Planned Unit Development (PUD) district.

**SECTION 6-10 – M-1, LIGHT INDUSTRIAL DISTRICT**

This district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirement is intended to best fulfill the intent of this chapter.

**Permitted Uses:** A building or premises may be used for the following purposes:

1. Limited manufacturing and industrial uses; provided, that such use is not detrimental to the health, safety or general welfare of the community
2. All uses allowed in C-1 or C-2 within the requirements of each district
3. Warehouses and storage
4. Refuse systems
5. Transportation services and maintenance facilities
6. Commercial and professional sports, clubs, promoters, and racing tracks
7. Events and event structures featuring live animals, i.e. circuses, petting zoos, rodeos.

**Accessory Uses:** Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities. Freight containers must be placed in the rear of the property. If the rear of the property borders a street, an eight foot tall evergreen buffer shall be installed.

**Special Exceptions:**

1. Churches
2. Non-certified modular buildings used for habitation
3. Public parks, playgrounds, schools, government facilities

## **New or Unlisted Uses and Use Interpretation**

The Zoning Administrator shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Section 2-2 of this Ordinance or may require that the use be processed in accordance with the procedures established in §11-2, Special Exceptions, or §7-12, Planned Unit Development (PUD) district.

### **SECTION 6-11 – M-2, INDUSTRIAL PARK**

This district is intended to accommodate areas planned and developed as industrial parks which provide an area conducive to the development and protection of modern administrative facilities, research and development centers, specialized manufacturing facilities, and similar enterprises characterized by landscaped campus-like settings.

General commercial uses are allowed but are considered incidental to the predominately industrial nature of the district. Certain related structures and uses required to serve the needs of the primary use are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this ordinance.

**Permitted Uses:** A building or premises may be used for the following purposes:

1. Limited manufacturing and industrial uses; provided that such use is not detrimental to the health, safety or general welfare of the community.
2. All uses allowed in C-1 or C-2 within the requirements of each district.

**Accessory Uses:** Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities. Freight containers must be placed in the rear of the property. If the rear of the property borders a street, an eight foot tall evergreen buffer shall be installed.

**Special Exceptions:**

1. Churches
2. Non-certified modular buildings used for habitation
3. Public parks, playgrounds, schools, government facilities

## **New or Unlisted Uses and Use Interpretation**

The Zoning Administrator shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Section 2-2 of this Ordinance or may require that the use be processed in accordance with the procedures established in §11-2, Special Exceptions, or §7-12, Planned Unit Development (PUD) district.