

**219 Superior Dr. | Zoned I- E**

**DISTRICTS**

	<b>LI-</b>	
<b>I-E</b>	<b>D</b>	<b>HI-D</b>

**USES**

- (1) Facilities for the manufacturing, fabrication, welding, processing, or assembly of products, research facilities, testing laboratories, oil, gas and mineral extraction service facilities which are conducted completely inside an enclosed building and provided that any noise, smoke, vapor, dust, odor, glare, vibration, fumes, or other environmental contamination produced by such facilities is confined to the building where such facilities are located and is controlled in accordance with the applicable state or federal regulations. Any outdoor storage of equipment or materials shall be screened from view by landscaping or a fence.
- (2) All facilities for the manufacturing, fabrication, welding, processing, or assembly of products, research facilities, testing laboratories, oil and gas field and mineral extraction equipment storage (not including hazardous material which may produce effects on the environment that are measurable at or beyond the property line), provided that such facilities are not detrimental to the public health, safety or general welfare and provided that any noise, smoke, vapor, dust, odor, glare, vibration, fumes or other environmental contamination is controlled in accordance with the applicable state or federal regulations. Submittal of a plan of control for the above effects on the environment, and an estimate of the measurement of each at the property lines may be required before or after such a facility is operational.

P P P

C \* P

**DISTRICTS**

**I-E**    **LI-D**    **HI-D**

**USES**

(3) Commercial uses including, but not limited to, the following: lumber yards, nursery stock production and sales, yard equipment and supply dealers, firewood operations, building contractors and equipment, trucking services, disposal truck storage, rental establishments, car washes, animal hospitals, kennels, bulk cleaning and laundry plants, cold storage lockers; provided such facilities are adequately screened and provided any noise, smoke, vapor, dust, odor, glare, vibration, fumes, or other environmental contamination produced by such facilities is confined to the lot upon which such facilities are located.	C	*	P
(4) Transportation centers, service garages, warehouses, wholesale operations, household equipment and appliance repair, printing and duplicating services which may exceed 5,000 square feet in total floor area, furniture and carpet warehouses, provided such facilities are adequately screened and provided any noise, smoke, vapor, dust, odor, glare, vibration, fumes or other environmental contamination produced by such facilities is confined to the lot upon which such facilities are located.	P	C	P
(4.1) Retail/wholesale club.	P/DR	C/ DR	*
(5) Offices	P	P	P
(6) Day care centers and child educational facilities serving only the children of employees	P	P	C
(7) Automobile repair including paint and body shop	C	*	P

USES	DISTRICTS		
	I-E	LI-D	HI-D
(8) Gasoline service stations	P	C	P
(9) Sales, service, parking and storage of motor vehicles, mobile homes, campers, boats, bicycles, motorized equipment and accessories for vehicles, but not including junkyards	P	*	P
(10) Restaurants including alcoholic beverage licenses, intended to service the general industrial area in which they are located	P	P	P
(11) Junkyards, auto wrecking and salvage yards	C	*	C
(12) Helicopter landing areas	C	*	C
(13) Municipal buildings and facilities, public utility buildings and facilities including substations	C	C	P
(14) Recreational buildings and uses	P	P	P
(15) One accessory dwelling unit for a caretaker or security person overseeing the industrial use of the premises	C	C	C
(16) Accessory buildings and uses which are subordinate to and devoted exclusively to the industrial use of the premises.	P	P	P
(17) Extractive industries including oil and gas drilling, storage, and processing and/or storage of hazardous materials as defined in this code and section 2.101(c) of the Uniform Fire Code.	C	*	C
(18) Windmills for generation of electrical power.	C	C	C
(19) Private indoor or outdoor recreation and amusement including miniature golf putting courses, driving ranges, water slides, go cart tracks, and similar uses	C	C	C

- P = Permitted Use.
- C = Conditional Use Review.
- \* = Prohibited.
- DR = Design Review.

D. Schedule of permitted land uses—Public, Agricultural and Open Space.

USES	DISTRICT			
	P-E	A-E	DOS	NOS
(1) Single-unit dwelling for persons owning or employed on the premises	P	P	P	C
(2) Crop production, orchards, nurseries, flower production, pastures, grazing, land and forest land	P	P	P	P
(3) Animal production and husbandry services, not including commercial feed lots	C	P	P	P
(4) Stables and riding academies	*	C	C	C
(5) Municipal, county, state and federal use, facilities, services and buildings	P	P	P	C
(6) Public colleges and universities	P	*	*	*
(7) Hospitals and universities	P	*	*	*
(8) Parks, playfields, playgrounds and golf courses operated by a public agency	P	P	P	P
(9) Fairgrounds	C	C	C	*
(10) Cemeteries	P	P	P	C
(11) Essential public utility users, facilities, services and buildings	P	P	P	*
(12) Campgrounds	*	C	C	C
(13) Extractive industries	*	C	C	*
(14) Accessory buildings and uses	P	P	P	C
(15) Public and private nonprofit uses providing a community service	C	*	*	*
(16) Churches	C	C	C	*