

## **CHAPTER 3.0 USE CLASSIFICATIONS**

### **Section 3.0.10 - PURPOSE**

Use Classifications classify Use Types based on common functional, product, or compatibility characteristics, thereby regulating Uses according to relative compatibility. There are occasions, however, where a Use instead of a Use Type is listed. Where this occurs, reference is made to Chapter 1.6 - Definitions.

The Director shall have the authority to classify common Uses according to Use Types listed in Section 3.0.30 below. The classification of a Use is subject to the right of appeal in accordance with the provisions of Chapter 2.19 - Appeals. Use Types not specifically listed in a zone cannot be established except as authorized in this Code and in accordance with Chapter 2.16 - Request for Interpretation.

### **Section 3.0.20 - CLASSIFICATION OF COMBINATION OF PRIMARY USES**

The following rules shall apply where a single lot contains two or more Uses:

- a. Separate Classification of Several Establishments with Different Uses** - The Primary Uses conducted on a lot or development site by two or more establishments, managements, or institutions shall be classified as separate Uses when the Uses resemble two or more different Use Types and are not classified as Accessory Uses in accordance with Chapter 4.3 - Accessory Development Regulations.
  
- b. Separate Classification of Same Establishment with Different Uses** - The Primary Uses conducted on a lot or development site by a single establishment, management, or institution shall be classified as separate Uses. Each Use shall be classified in the Use Type(s) whose description most closely portrays its nature when the Uses resemble two or more different Use Types and are not classified as Accessory Uses in accordance with Chapter 4.3 - Accessory Development Regulations.
  
- c. Single Classification of Same Establishment with Same Use Types** - Uses conducted on a lot or development site by a single establishment, management, or institution are considered to be a single Use, even if there is more than one Primary Use on the site, when the Uses fall within the same Use Types and are not classified as Accessory Uses in accordance with Chapter 4.3 - Accessory Development Regulations.

- d. **Separate Classification of Different Establishments with Same or Different Uses** - The Primary Uses conducted on a lot or development site by two or more establishments, managements, or institutions are considered to be more than one Use, whether the Uses are the same Use or Use Type or different Uses or Use Types and the Uses are not classified as Accessory Uses in accordance with Chapter 4.3 - Accessory Development Regulations.

### **Section 3.0.30 - LISTING OF USE CLASSIFICATIONS**

The primary activity on a lot or site is the Use. The Director shall classify Uses as one or more Use Types. All Use Types in this Chapter are arranged by Use Type category to make them easier to locate. This Chapter lists Use Type categories in the following order: Residential, Civic, Commercial, Industrial, Agricultural and Extractive. The Use Types within each Use Type category are in alphabetical order.

In addition to Use Types, this Code defines residential and nonresidential Building Types, as well as residential Housing Types, in Chapter 1.6 - Definitions. Residential Building Types are listed in each zone that permits Residential Use Types and are listed from least intensive to most intensive Use. For example, Single Detached is listed above Single Attached, and both of these Building Types are listed above Multi-dwelling. Both residential Building Types and Housing Types are listed in Chapter 4.9 - Additional Provisions, to assist in describing the requirements for Housing and/or Building Type variations in residential developments.

#### **3.0.30.01 - Residential Use Types**

Residential Use Types include the occupancy of living accommodations on a wholly or primarily non-transient basis. Also included is development that is Accessory to these Uses as specified in Chapter 4.3 - Accessory Development Regulations, and Home Business as defined in Chapter 1.6 - Definitions.

- a. **Family Residential** - Residential occupancy of living units by an individual(s) or a family(ies). It excludes Transient Habitation and Group Care.
- b. **Group Residential Uses** -
  - 1. Group Residential - Residential occupancy of living units by persons other than an individual or a family, as defined in this Code, and providing communal kitchen/dining facilities. Typical Uses include occupancy of retirement homes, boarding houses, co-housing, and cooperatives that are not associated with institutions of higher education. This Use Type excludes fraternity and sorority houses and

Group Care facilities as specified below.

2. Group Residential/Group Care - Residential occupancy of facilities authorized, certified, or licensed by the State to provide Residential Care<sup>1</sup> to six or more physically or developmentally disabled, handicapped, elderly, or drug or alcohol dependent persons receiving treatment, or dependent or neglected children. This Use Type also applies to facilities authorized to provide supervisory or day-care services, but excludes those Uses classified under Major Services and Utilities where communal kitchen/dining facilities are provided. Typical Uses include halfway houses or intermediate care facilities. Caregivers required to be present as part of a facility's State license do not count toward the limitation on the number of persons.
- c. **Cooperatives and Fraternity and Sorority Houses** - Buildings containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room maintained exclusively for cooperative, fraternity, or sorority members and their guests or visitors, and affiliated with an institution of higher learning.
- d. **Home Business** - A lawful activity commonly carried on for profit within a dwelling and that meets all provisions contained in the Home Business definition in Chapter 1.6 - Definitions.
- e. **Residential Care Facility** - A facility licensed by the state to provide Residential Care<sup>1</sup> for six to 15 physically disabled, or socially dependent individuals and to accommodate the resident staff persons engaged in their care. Care givers required to be present as part of a facility's state license do not count toward the limitation on the number of persons.

### 3.0.30.02 - Civic Use Types

Civic Use Types include the performance of utility, educational, recreational, cultural, protective, governmental, and other Uses strongly vested with public or social importance. Also included is development that is Accessory to these Uses, as specified in Chapter 4.3 - Accessory Development Regulations.

- a. **Administrative Services** - Consulting, record keeping, clerical, or public

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<sup>1</sup> Residential Care is defined in Chapter 1.6 - Definitions as "services such as supervision; protection; assistance while bathing, dressing, grooming, or eating; management of money; transportation; recreation; and the providing of room and board." This definition is taken from ORS 443.400. The Use Classifications also reflect the terms of this Section of ORS 443.

contact services that deal directly with the public, together with incidental storage and maintenance of necessary vehicles. This Use Type excludes Professional and Administrative Services. Typical Uses are governmental offices.

- b. Community Recreation** - Recreational, social, or multi-purpose Uses typically associated with parks, play fields, golf courses, interpretive centers associated with parks, or community recreation buildings.
- c. Cultural Exhibits and Libraries** - Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading.
- d. Essential Services** - Services necessary to support development such as installation and/or maintenance of utilities, services involving only minor structures such as lines and poles, phone booths, fire hydrants, bus stops, benches, and mailboxes.
- e. Lodge, Fraternal, and Civic Assembly** - Meetings and activities primarily conducted for members of such groups. Excludes Group Residential, Group Care, and Lodging Services Use Types. Typical Uses include meeting places for civic clubs, lodges, or fraternal or veteran organizations.
- f. Schools** - Public and private educational facilities. Refer to Section 4.9.70 for requirements for private schools, such as area per child and buffering requirements.
- g. Major Services and Utilities** - Services and utilities that have substantial impacts. Such Uses may be permitted when the public interest supersedes the usual limitations placed on land use and the Uses transcend the usual restraints of the zone for reasons of necessary location and community-wide interest. Typical Uses include sanitary landfills, airports, hospitals, detention and correctional institutions, and mass transit waiting stations or turnarounds. Excludes the University Services and Facilities Use Type.
- h. Minor Utilities** - Public utilities that have a local minor impact on surrounding properties. Typical Uses include electrical and gas distribution substations, wind generators, and radio facilities. Excludes Wireless Telecommunication Facilities Use Types.
- i. Parking Services** - Public parking garages and lots.

- j. Postal Services** - The following are Postal Services Use Types:
1. Customer - Mailing services and processing as traditionally operated or leased by postal and parcel service companies, provided the facilities serve an immediate neighborhood and are pedestrian-accessible, and the services and processing are oriented toward customers who can do business on the premises.
  2. Community-Based - Mailing services and processing as traditionally operated or leased by postal and parcel service companies, but which may or may not include customer access on the premises. These facilities may be distribution centers and/or larger facilities that serve a broad part of the community, as opposed to an immediate neighborhood.
- k. Public Safety** - Services that provide protection to a zone or entity according to Fire and Life Safety Code sections, together with the incidental storage and maintenance of necessary vehicles. Typical Uses include fire stations, police stations, and ambulance services.
- l. Religious Assembly** - Religious services involving public assembly such as customarily occurs in synagogues, temples, and churches.
- m. Social Service Facilities** - Facilities operated in the interest of the physical and mental health and welfare of the community's population. Typical services include two or more of the following: individual counseling, family counseling, meal services, medical and/or dental services in structures less than 3,000 sq. ft. in size, short-term overnight accommodations, and office and administrative functions related to any or all of these services. Excludes the Medical Services Use Type.
- n. University Services and Facilities** - Services and facilities customarily associated with a major university. Typical Uses include housing facilities, classrooms, Research Services as defined in Section 3.0.30.03.aa, recreational amenities, parking facilities, and Commercial Uses that directly serve the student/faculty population or research/educational mission of the university.
- o. Wireless Telecommunication Facilities** - The site, structures, equipment, and appurtenances used to send and receive radio frequency transmissions for wireless telecommunication services such as cellular telephone, personal communication services, enhanced/specialized mobile radio, and commercial

paging services. Such facilities include antennas, poles, towers, cables, wires, conduits, ducts, pedestals, vaults, buildings, electronics, and switching equipment.

1. Colocated/Attached Wireless Telecommunication Facility - A facility attached to an existing pole, tower, or other structure including, but not limited to, a structure that can accommodate the future installation of two or more antenna systems.
2. Freestanding Wireless Telecommunication Facility - A new tower, monopole, or other unattached structure erected to support wireless communication antennas and connecting appurtenances.

### **3.0.30.03 - Commercial Use Types**

Commercial Use Types include the distribution, sale, and/or rental of goods and the provision of services other than those classified as Civic Uses. Also included is development that is Accessory to these Uses, as specified in Chapter 4.3 - Accessory Development Regulations.

- a. **Agricultural Sales** - On-site sale of feed, grain, fertilizers, pesticides and similar goods. Typical Uses include nurseries, hay, and feed and grain stores.
- b. **Agricultural Services** - Provision of agriculturally related services with incidental storage on off-site lots. Typical Uses include crop dusting and tree service firms.
- c. **Animal Sales and Services** - The following are Animal Sales and Services Use Types:
  1. Auctioning - Auctioning of livestock on a wholesale or retail basis with incidental storage of animals for a period not exceeding 72 hours. Typical Uses include animal auctions and livestock auction yards.
  2. Grooming - Grooming of dogs, cats, and similar small animals. Typical Uses include dog bathing, clipping salons, and pet grooming shops.
  3. Horse Stables - Boarding, breeding, or raising of horses not owned by the occupants of the premises, or riding of horses by other than the

occupants of the premises or their nonpaying guests. Typical Uses include boarding stables and public stables.

4. Kennels - Kennel services for dogs, cats, and similar small animals. Typical Uses include boarding kennels and dog training centers.
5. Stockyards - Stockyard services involving temporary housing of livestock for slaughter, market or shipping. Typical Uses include stockyards and animal sales yards.
6. Veterinary (Large Animals) - Veterinary services for large animals. Typical Uses include animal hospitals and veterinary hospitals for large animals.
7. Veterinary (Small Animals) - Veterinary services for small animals. Typical Uses include pet clinics, dog and cat hospitals, and animal hospitals for small animals.

**d. Automotive and Equipment** - Sales of motor vehicles or services related to motor vehicles. The following are Automotive and Equipment Use Types:

1. Car Wash - Washing, polishing, or detailing of automobiles. Typical Uses include car washes. This Use Type does not include auto repair, auto equipment repair, or installation of auto parts, which is classified as Automotive and Equipment - Light Equipment Repairs.
2. Fleet Storage - Storage of vehicles used regularly in business operation and not available for sale; or long-term storage of operating vehicles. Typical Uses include taxi fleets, mobile-catering truck storage, and auto storage garages.
3. Parking Services - Temporary parking of motor vehicles within a privately owned off-street parking area. Typical Uses include commercial parking lots and garages.
4. Heavy Equipment Repairs - Repair of trucks and other heavy equipment; sale, installation, or servicing of automotive equipment and parts; and body repairs, painting, and steam cleaning. Typical Uses include engine repair shops, auto body shops, and motor freight maintenance groups.

5. Light Equipment Repairs - Repair of automobiles and the sale, installation, or servicing of automobile equipment and parts. Excludes auto body repairs and painting. Typical Uses include muffler shops, auto or motorcycle repair garages, and auto glass shops.
  6. Farm Equipment Sales/Rentals - Retail or wholesale sale and/or rental of farm equipment together with incidental maintenance. Typical Uses include farm equipment dealers.
  7. Heavy Equipment Sales/Rentals - Retail or wholesale sale and/or rental of heavy construction equipment, trucks, and/or aircraft, together with incidental maintenance. Typical Uses include aircraft dealers, heavy construction equipment dealers, tractor trailer dealers, motorhome and boat dealers, and recreational vehicles sales and rental agencies.
  8. Light Equipment Sales/Rentals - Retail or wholesale sale and/or rental of autos, noncommercial trucks, motorcycles, and/or trailers with less than 10,000 lbs. gross cargo weight, together with incidental maintenance. Typical Uses include automobile dealers and car rental agencies .
  9. Storage of Nonoperating Vehicles - Storage of nonoperating motor vehicles. Typical Uses include storage of private parking towaways and impound yards.
  10. Storage of Recreational Vehicles and Boats - Storage of recreational vehicles and boats. Typical Uses include the collective storage of personal recreational vehicles and boats.
- e. Building Maintenance Services** - Provision of maintenance and custodial services to commercial and industrial establishments. Typical Uses include janitorial, landscape maintenance, and window cleaning services.
- f. Business Equipment Sales and Services** - Sale, rental, or repair of office, professional, and service equipment and supplies to firms rather than to individuals. Excludes Automotive and Equipment, Construction Sales and Services, and Farm Equipment Sales/Rentals Use Types. Typical Uses include office equipment and supply firms, small business machine repair shops, and hotel equipment and supply firms.

- g. Business Support Services** - Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Storage of goods other than samples is prohibited. Typical Uses include secretarial services, telephone answering services, and blueprint services.
- h. Communications Service Establishments** - Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as Major Services and Utilities and Minor Utilities. Typical Uses include television and radio studios, telecommunication service centers, and telegraph service offices.
- i. Construction Sales and Services** - Construction activities and incidental storage on lots other than construction sites. Also includes the retail or wholesale sale, from the premises, of materials used in the construction, maintenance, and repair/remodel of buildings or other structures, provided that such retail or wholesale Uses include the sale of heavy construction material such as lumber, cement, fencing, and/or roofing materials. Excludes Use Types classified as Automotive and/or Heavy Equipment. Typical Uses include building materials stores, tool and equipment rental or sales, and building contracting/construction offices.
- j. Convenience Sales and Personal Services** - Provision of small personal items or services. These include various general retail sales and personal services of an appropriate size and scale to primarily serve the personal needs of the surrounding neighborhood. Typical Uses include neighborhood grocery stores, specialty stores, drugstores, laundromats/dry cleaners, barbershops, bookstores, video stores, coffee shops, and beauty salons.
- k. Day Care, Commercial Facility** - An institution, establishment, or place that commonly receives at one time more than 16 children not of common parentage, for a period not to exceed 12 hours per given day for the purposes of being given board, care, or training, apart from their parents or guardians, for compensation or reward in accordance to ORS 657A.250-440, as amended. See Section 4.9.70 for additional development standards, such as area per child and buffering requirements.
- l. Day Care, Family** - Babysitting or care of 16 or fewer children, including resident family members, as Accessory to any Residential Use Type. Day Care, Family is not subject to the definition of Home Business, as contained in Chapter 1.6 - Definitions.

- m. **Drive-through Facilities** - Facilities that directly serve patrons in motor vehicles. Typically, this Use Type depends on a driveway or drive area that provides adequate room for vehicle stacking at a drive-up service window. See also Parking Lot Kiosk in “w,” below.
- n. **Eating and Drinking Establishments** - Sale of prepared food and beverages for consumption on and off the premises. The following are Eating and Drinking Establishment Use Types:
  - 1. Fast Order Food - Sale of food primarily intended for immediate consumption, availability within a short waiting time, and packaging or presentation such that it can be eaten off the premises from where it is sold. Does not include Fast Order Food Drive-through establishments.
  - 2. Fast Order Food, Drive-through - Sale of food directly to patrons in motor vehicles or to patrons who intend to use the motor vehicle as an eating area. Typically, this Use depends on a long driveway that provides adequate room for vehicle stacking at a drive-up service window or on a parking area near a walk-up service window.
  - 3. Eating, Sit-down - Sale of food prepared and served for consumption on the premises. Typically, the clientele does not turn over rapidly.
- o. **Explosive Storage** - Storage of any quantity of explosives in accordance with ORS 57.21, as amended. Typical Uses include storage in the course of manufacturing, selling, or transporting explosives or storage in the course of blasting operations.
- p. **Financial, Insurance, and Real Estate Services** - Financial, insurance, real estate or securities brokerage services. Typical Uses include banks, insurance agencies, and real estate firms.
- q. **Food and Beverage Retail Sales** - Retail sale of food and beverages for home consumption. Typical Uses include groceries and delicatessens.
- r. **Funeral and Interment Services** - Provision of services involving the care, preparation, or disposition of human dead. The following are Funeral and Interment Services Use Types:
  - 1. Cremating - Crematory services involving the purification and reduction of the human body by fire. Typical Uses include

crematories and crematoriums.

2. Interring - Interring services involving the storage of human bodies other than in cemeteries. Typical Uses include columbariums and mausoleums.
  3. Undertaking - Undertaking services involving preparing the dead for burial and arranging and managing funerals. Typical Uses include funeral homes and mortuaries.
  4. Cemeteries - A place for burying the dead; graveyard.
- s. Fuel Sales** - Retail sale of petroleum products with incidental sale of tires, batteries, and replacement items, lubricating services, and minor repair services. Typical Uses include automobile service stations, filling stations and truck stops.
- t. Laundry Services** - Laundering, dry cleaning, or dyeing services other than those classified as Convenience Sales and Personal Services. Typical Uses include laundry agencies, diaper services, and linen supply services.
- u. Lodging Services** - Provision of temporary overnight accommodations with incidental food, drink, and other sales and services intended for the convenience of guests. The following are Lodging Services Use Types:
1. Campground - Areas for travelers in recreational vehicles or tents. Typical Uses include recreational vehicle parks.
  2. Hotels/Motels - Provision of room or room and board in hotels or motels.
  3. Bed and Breakfast Facilities - Provision of room or room and board in bed and breakfast inns that do not comply with the Home Business definition in Chapter 1.6 - Definitions.
- v. Medical Services** - Personal health services including prevention, diagnosis, treatment, and rehabilitation services provided by physicians, dentists, nurses, and other health personnel; and medical testing and analysis services. Typical Uses include hospitals, medical offices, dental laboratories, and health maintenance organizations. Excludes Civic and Group Residential/Group Care Use Types.

- w. Parking Lot Kiosk** - A Commercial Use in a structure that is less than 120 sq. ft. in size and located within the parking lot of a development site. Parking Lot Kiosks typically contain Eating and/or Drinking Establishments, Food and/or Beverage Sales, Retail Sales, and/or Personal Services. Parking Lot Kiosks are allowed either when a zone identifies Drive-through Uses as Permitted Uses or when Parking Lot Kiosk is listed as a Permitted Use.
- x. Participant Sports and Recreation** - Provision of sports or recreation primarily by and for participants. Spectators are incidental and present on a nonrecurring basis. The following are Participant Sports and Recreation Use Types for either general or personal use:
1. Indoor - Conducted in an enclosed building. Typical Uses include bowling alleys, billiard parlors, swimming pools, and physical fitness centers.
  2. Outdoor - Conducted in open facilities. Typical Uses include driving ranges, miniature golf courses, golf courses, and swimming pools.
- y. Professional and Administrative Services** - Professional, executive, management or administrative offices of private firms or organizations. Typical Uses include administrative offices, legal offices, and architectural firms.
- z. Repair Services, Consumer** - Provision of repair services to individuals and households, but not to firms. Excludes Automotive and Equipment Use Types. Typical Uses include appliance repair shops, apparel repair firms, and musical instrument repair firms.
- aa. Research Services** - Research of an industrial or scientific nature generally provided as a service or conducted by a public agency or private firm. Typical Uses include electronics research laboratories, environmental research and development firms, agricultural and forestry research labs, and pharmaceutical research labs.
- bb. Retail Sales** -
1. General - Sale or rental of commonly used goods and merchandise for personal or household use. Excludes Agricultural Sales, Animal Sales and Services, Automotive and Equipment, Business Equipment Sales and Services, Construction Sales and Services, Food and

Beverage Retail Sales, Fuel Sales, and Swap Meets. Typical Uses include department stores, apparel stores, and furniture stores.

2. University - Sale or rental of goods typically associated with or related to a university community in terms of the types of goods, the location, and the size and scale of the business. Typical Uses include bookstores, record stores, sporting good stores, gift shops, and similar Uses that cater to students, faculty, and university visitors.
- cc. Scrap Operations** - Storage, sale, dismantling, or other processing of used, source-separated, or waste materials not intended for reuse in their original form. Typical Uses include automotive wrecking yards, junk yards, paper salvage yards and recycling facilities.
- dd. Spectator Sports and Entertainment** - Provision of cultural, entertainment, athletic, and other events to spectators. Also includes events involving social or fraternal gatherings. The following are Spectator Sports and Entertainment Use Types:
1. Limited - Uses conducted on a development site and in an enclosed indoor area that generate an attendance of 299 or fewer people. Typical Uses include small theaters and meeting halls.
  2. Other - Uses conducted on a development site in an open outdoor area and/or Uses conducted on a development site that generate an attendance of 300 or more people. Typical Uses include multi-plex theaters, large theaters, large exhibition halls, and sports stadiums.
- ee. Swap Meets** - Display, exchange, barter, or sale of new or used personal or common household items or office equipment and furnishings, provided that such activity is not a temporary Use. Typical Uses include flea markets where clothing, personal effects, household furnishings, and household appliances are sold or otherwise exchanged.
- ff. Technical Support Center** - An incoming call center that receives calls for technical assistance concerning specific manufactured items such as computers, appliances, etc. Employees of the Technical Support Center answer questions to provide this technical support to persons who call.
- gg. Telemarketing Center** - An outgoing call center where employees call the public to promote a product and/or service or an assortment of products and/or services.

- hh. **Temporary Outdoor Markets** - Retail sales, personal services, or food and beverage sales that are conducted wholly or partially in an outdoor setting oriented to pedestrian activity and public gathering, and temporary in nature. Temporary Outdoor Markets shall not persist more than 45 days per calendar year per property. Permanent structures are not a part of these Uses. Typical Uses include farmers' markets, community festivals, and seasonal sales of produce and Christmas trees.
  
- ii. **Wholesale, Storage, and Distribution** - Wholesaling, storage, distribution, and handling of materials and equipment other than live animals and plants. The following are Wholesaling, Storage, and Distribution Use Types:
  - 1. Mini-Warehouses - Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere. Incidental Uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant, but in no case shall storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business, or service Use. Spaces shall not be used for workshops, hobby shops, manufacturing, or similar Uses. Human occupancy shall be limited to that required to transport, arrange and maintain stored materials.
  
  - 2. Light - Wholesaling, storage, and warehousing services within enclosed structures. Typical Uses include wholesale distributors, storage warehouses and moving and storage firms.
  
  - 3. Heavy - Open-air storage, distribution, and handling of materials and equipment. Typical Uses include monument or stone yards and grain elevators.

#### **3.0.30.04 - Industrial Use Types**

Industrial Use Types include the on-site production of goods by methods not Commercial, Agricultural, or Extractive in nature. Also included is development that is Accessory to these Uses as specified in Chapter 4.3 - Accessory Development Regulations.

- a. **Limited Manufacturing** - Establishments that employ 20 or fewer persons per shift unless otherwise specified by the applicable zone, do not involve outside storage of materials, do not require state or federal air quality

discharge permits (except for parking), are compatible with nearby Residential Uses because there are few or no offensive external effects, and are primarily engaged in one of the following:

1. On-site production of hand-manufactured goods involving use of hand tools or light mechanical equipment. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for customers or firms. Goods are generally not displayed or sold on site, but if so, this activity(ies) is a subordinate part of total sales. Typical Uses include instruction studios, ceramic studios, woodworking and cabinet shops, custom jewelry manufacturing, and similar types of arts and crafts or small-scale manufacturing; or
2. Manufacturing or assembling of electronic components, medical and dental supplies, computers, or other manufacturing establishments with similar characteristics. Goods generally are not displayed or sold on site, but if so, this activity(ies) is a subordinate part of total sales.

**b. Technological Production** - Research and development, production, processing, assembling, or packaging of products that rely upon research and technological innovation. Typical Uses include manufacturing research instruments, electronic products, and surgical and medical instruments. Excludes Uses that require state or federal air quality discharge permits (except for parking).

**c. General Industrial**

1. Uses -

- a) Production, processing, assembling, packaging, or treatment of food and non-food products; or
- b) Manufacturing and/or assembly of electronic instruments and equipment and electrical devices.

2. Attributes - General Industrial Uses may require state or federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:

- a) Continuous, frequent, or repetitive noises or vibrations;

- b) Noxious or toxic fumes, odors, or emissions;
- c) Electrical disturbances; or
- d) Night illumination into residential areas.

**Exceptions:** Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring fewer than 15 minutes per day; an odor detected for fewer than 15 minutes per day; or noise detectable only as part of a composite of sounds from various off-site sources.

- d. **Intensive Industrial** - Manufacturing, processing, or assembling of materials in a manner that would create any of the commonly recognized nuisance conditions or characteristics described above in the General Industrial Use Type classification.

### **3.0.30.05 - Agricultural Use Types**

Agricultural Use Types include the on-site production of plant and animal products by agricultural methods. Also included is development that is Accessory to these Uses, as specified in Chapter 4.3 - Accessory Development Regulations.

- a. **Animal Husbandry** - Raising and breeding of livestock.
- b. **Animal Waste Processing** - Processing of animal waste and by-products, including animal manure, animal bedding waste, and similar by-products of animal husbandry operations, for use as a commercial fertilizer, soil amendment or compost.
- c. **Aquaculture** - Aquacultural research and specialties.
- d. **Horticulture** - Horticultural and flora cultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. The following are Horticulture Use Types:
  - 1. Cultivation - Cultivation of plants.
  - 2. Storage - Storage of plants, primarily in containers.
- e. **Packing and Processing** - Packing or processing of agricultural crops, animals, and their by-products that entails more than picking, cutting, sorting,

and boxing or crating. Excludes the activities of canning, rendering, tanning, or reduction of meat. The following are Packing and Processing Use Types:

1. Limited - Packing or processing of crops grown on the premises.
  2. General - Packing or processing of crops, animals, or their by-products regardless of where they were grown.
- f. **Row and Field Crops** - Cultivation of agricultural products grown in regular or scattered patterns. Crops include vines, field, forage, and other plant crops intended to provide food or fibers.
- g. **Tree Crops** - Cultivation for personal use of tree-grown agricultural products such as orchards for apples and cherries.

### **3.0.30.06 - Extractive Use Types**

Extractive Use Types include the on-site production of mineral products by extractive methods. Also included is development that is Accessory to these Uses as specified in Chapter 4.3 - Accessory Development Regulations.

**Mining and Processing** - Surface or subsurface mining of metallic and nonmetallic minerals, oil, or gas, together with essential on-site processing and production of only nonmetallic mineral products. Typical Uses are borrow pits, oil and gas drilling rigs, and concrete batch plants.

