

Table 614-1, Industrial Zones Matrix – continued

Commercial Business	Light Industrial	Heavy Industrial
Participant sports and recreation (outdoor only)	L	N
Printing, reprographics, bookbinding and graphic services	P	P
Restaurant, including drive-through	P	P
Recreational vehicle/trailer sales	P	N
Self-service storage facility (mini-storage)	P	P
Service and repair of motorized vehicles/boats	P	P
Service station, automobile/truck	P	P
Spectator sports facility (EPF)	P	P
Top soil removal	CU	CU
Residential	Light Industrial	Heavy Industrial
Family day-care provider	P	P
Residential use	L	N
Institutional	Light Industrial	Heavy Industrial
Animal shelter	P	P
Animal, wildlife rehabilitation or scientific research facility	P	P
<u>Beekeeping</u>	<u>L</u>	<u>L</u>
College or university (EPF)	P	N
Detention facility (EPF)	CU	P
Fire station	P	P
Government offices/maintenance facilities (EPF)	P	P
Law enforcement facility (EPF)	L	P
Park, public	P	P
Secure community transitional facility (EPF)	CU	CU
Trade/technical school	P	N
Transit facilities (EPF)	P	P
Utilities/Facilities	Light Industrial	Heavy Industrial
Critical materials tank storage	L	L
Hazardous waste treatment and storage facilities, off-site	N	L
Hazardous waste treatment and storage facilities, on-site	L	L
Incinerator (EPF)	CU	CU
Landfill (EPF)	N	CU
Landfill, inert waste disposal facility	N	CU
Power plant (EPF)	N	CU
Public utility local distribution facility	P	P
Public utility transmission facility (EPF)	L	L
Sewage treatment plant (EPF)	CU	CU
Solid waste hauler	CU	P
Solid waste recycling/transfer site (EPF)	L	L
Stormwater treatment/disposal	P	P
Tower	L	L
Wireless communication antenna array	L	L

Wireless communication support tower	L	L
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14.614.230 Uses with Specific Standards

Uses that are categorized with an “L” in table 614-1, Industrial Zones Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.614.220 (Industrial Zones Matrix) and section 14.614.230, section 14.614.230 shall govern.

1. *Accessory retail sales (LI, HI zones)*
 - a. The retail sales shall be directly related to and accessory to an allowed use.
 - b. The product must be produced or processed on the site and the retail use must be clearly incidental to the primary industrial use.
2. *Auto wrecking/recycling, junk and/or salvage yards (HI zone)*
 - a. A sight-obscuring fence of single color and material, a minimum of 6 feet in height, must be constructed, and approved, prior to the issuance of a certificate of occupancy.
 - b. All materials or parts shall be located within the fenced area.
 - c. The minimum lot area shall be 1 acre.
 - d. A performance bond, or other financial guarantee acceptable to the Division of Building and Planning, shall be required to assure compliance with the provisions of this permit.
 - e. All conditions must be met prior to commencing business activity.

X. Beekeeping (LI, HI zones)

a. Beekeeping for educational or research purposes as an accessory use to an existing institution such as a college, high school or agricultural extension office shall be allowed.

3. *Caretaker's residence (LI, HI zones)*
 - a. The residence is limited to the duration of need associated with the custodial, maintenance or overseeing of the owner's property, building and/or use.
4. *Commercial uses, general, not elsewhere classified (LI zone)*
 - a. Permitted uses in Light Industrial zones located within the West Plains, West Plains/Thorpe UGAs shall also include all uses permitted in the commercial zone matrix in the Regional Commercial zone not elsewhere classified, except for adult retail use establishment and adult entertainment establishment and except for single family, duplex, and multifamily residential uses. Provided further, those uses listed under Regional Commercial as an accessory or conditional use shall also be permitted as accessory or conditional uses in the Light Industrial zone. Provided further, Regional Commercial uses allowed in the Light Industrial zone shall meet all the Regional Commercial development standards as set forth in Section 14.612.300.
 - b. Permitted uses in Light Industrial zones which are not located within the West Plains, West Plains/Thorpe UGAs shall also include all uses permitted in the commercial zone matrix in the Regional Commercial zone not elsewhere classified, except for adult retail use establishment and adult entertainment establishment. Provided further, those uses listed under Regional Commercial as an accessory or conditional use shall also be permitted as accessory or conditional uses in the Light Industrial zone. Provided further, Regional Commercial uses allowed in the Light Industrial zone shall meet all the Regional Commercial development standards as set forth in Section 14.612.300.
5. *Critical material tank storage (LI, HI zones)*
 - a. The tank storage shall comply with all local, state and federal standards for critical materials.
 - b. Exposed tanks (those not completely below ground and covered over at grade) shall maintain primary use setbacks.