

ORDINANCE NO. 2023-23

AN ORDINANCE ADOPTING PERMITTED AND PROHIBITED USES FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

WHEREAS, pursuant to Utah Code Title 10, Chapter 9a, Lake Point is authorized to adopt land use regulations, including the creation of zoning districts and the adoption of regulations that govern the use or development of land within such zoning districts;

WHEREAS, Lake Point desires to specify the permitted and prohibited uses for the commercial and industrial zoning districts;

WHEREAS, the Lake Point Planning and Zoning Commission provided notice of and conducted a public hearing regarding such zoning regulations, which hearing was held on 09/11/2023;

WHEREAS, the Planning and Zoning Commission issued a recommendation regarding such zoning regulations for the review of the Lake Point City Council on 09/11/2023;

WHEREAS, the City Council provided notice of and conducted a public meeting regarding the proposed zoning regulations and permitted and prohibited uses and the recommendation of the Planning and Zoning Commission related thereto, which meeting was held on September 27, 2023;

WHEREAS, after reviewing the recommendation of the Planning and Zoning Commission, and after having made such adjustments to the recommended regulations as the City Council found appropriate and necessary, the City Council finds that it will be in interest of Lake Point and its residents, and will provide for the general welfare, prosperity, and benefit of Lake Point residents, to adopt the regulations as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Lake Point City Council as follows:

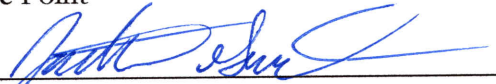
Section 1. Standards. Lake Point hereby establishes the lists and tables of permitted and prohibited uses within the Commercial Neighborhood, Commercial Highway, Commercial General, and Industrial zoning districts, as shown in Exhibit A, attached and incorporated herein by reference.

Section 2. All uses not expressly made or designated as permitted within a particular zoning district are prohibited. The specification of certain uses as not permitted within a particular zoning district shall not limit or waive this prohibition.

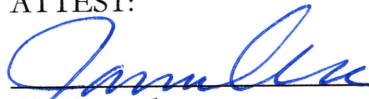
Section 3. This Ordinance shall be effective immediately upon its adoption and publication according to law.

PASSED, APPROVED, AND ADOPTED on the 27th day of September, 2023

Lake Point

By 
Chair

ATTEST:


City Recorder

SEAL

Voting:

Daniel Crawford
Doyle Garrard
Jonathan Garrard
Kathleen VonHatten
Ryan Zumwalt

Yea / Nay ___ Absent ___
Yea / Nay ___ Absent ___
Yea / Nay ___ Absent ___
Yea / Nay ___ Absent ___
Yea / Nay ___ Absent ___

EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts		N o r i h o o b d	H i g h w a y	G e n e r a l	I n d r o u s a t l
Table 1.1. Agriculture, forestry and keeping of animals.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
b	Agriculture including grazing and pasturing of animals	Yes	Yes	Yes	Yes
c	Agricultural industries	No	No	No	Yes
d	Beauty shop for pets, dog grooming	Yes	Yes	Yes	Yes
e	Cannabis production establishment (see current state statute 4-41a-406(2) (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	No	No	No	Yes
f	Community gardens, fruit and vegetable stands, orchards,	Yes	Yes	Yes	Yes
g	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
h	Tilling of the soil, raising of crops, horticulture and gardening	Yes	Yes	Yes	Yes
Table 1.2. Automobile, truck and recreational vehicle sales and services.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	No	Yes	Yes	Yes
b	Automatic car wash	No	Yes	Yes	Yes
c	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	No	Yes	Yes	Yes
d	Automobile service station	No	Yes	Yes	Yes
e	Body and fender shop; tire recapping; motor vehicle, motorcycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	No	No	Yes	Yes
f	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts	No	No	Yes	Yes
g	Indoor auto parts sales	No	Yes	Yes	Yes
h	Parking lot not incidental to a use conducted on the premises - e.g. park and ride lot	No	No	Yes	Yes
i	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	No	Yes	Yes	Yes
j	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
k	Truck and heavy equipment service station and repair facility	No	No	Yes	Yes
l	Truck wash	No	No	Yes	Yes
Table 1.3. Commercial sales and service.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
b	Animal hospital; In Neighborhood District only, no animals may be housed or treated outside of structure	Yes	Yes	Yes	Yes
c	Art needlework shop; art shop; art supply	Yes	Yes	Yes	Yes
d	Awning sales/repair	No	Yes	Yes	Yes
e	Baby formula service; baby diaper service; sitter agency	Yes	Yes	Yes	Yes
f	Bakery, retail sales	Yes	Yes	Yes	Yes
g	Bank	Yes	Yes	Yes	Yes
h	Barber shop	Yes	Yes	Yes	Yes
i	Bath and massage (not part of medical or health spa)	Yes	Yes	Yes	Yes
j	Beauty shop	Yes	Yes	Yes	Yes
k	Beer outlet, Class A, Class B	No	Yes	Yes	Yes
l	Bookstore	Yes	Yes	Yes	Yes
m	Building material sales, enclosed area	No	Yes	Yes	Yes
n	Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing	No	No	Yes	Yes
o	Business incubator	Yes	Yes	Yes	Yes
p	Café, cafeteria, catering establishment, restaurant (not a drive-thru)	Yes	Yes	Yes	Yes
q	Candy, confectionery, nut shop	Yes	Yes	Yes	Yes
r	Carbonated and purified water sales; In Neighborhood District only, sales shall be limited to retail sales and not wholesale or delivery	Yes	Yes	Yes	Yes
s	Carpet and/or rug cleaning	Yes	Yes	Yes	Yes
t	Child or adult day care facility	Yes	Yes	Yes	Yes
u	China and/or silver shop	Yes	Yes	Yes	Yes
v	Clothes cleaning, dyeing, pressing, dry cleaners	No	Yes	Yes	Yes
w	Clothing store; In Neighborhood District only, stores shall be small boutique-type stores and not department-type stores	Yes	Yes	Yes	Yes

	EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts	N o e r i h g o b d	n i g h w a y	o n e r a l	l n d r u i s a t l
x	Coal/fuel sales office	No	No	Yes	Yes
y	Convenience store with gasoline sales	No	Yes	Yes	Yes
z	Copy store, blueprinting, photostating, duplicating	Yes	Yes	Yes	Yes
A	Costume rental	Yes	Yes	Yes	Yes
B	Delicatessen	Yes	Yes	Yes	Yes
C	Department store	No	Yes	Yes	Yes
D	Dramatics school	Yes	Yes	Yes	Yes
E	Drapery-curtain store	Yes	Yes	Yes	Yes
F	Dressmaking	Yes	Yes	Yes	Yes
G	Drive-ins; refreshment stand, eating and/or drinking place (non-alcohol establishments)	Yes	Yes	Yes	Yes
H	Drugstore	Yes	Yes	Yes	Yes
I	Dry goods store	Yes	Yes	Yes	Yes
J	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	Yes	Yes	Yes	Yes
K	Employment agency or employment office	Yes	Yes	Yes	Yes
L	Fix-it shop, repair shop, for household items	Yes	Yes	Yes	Yes
M	Flooring, carpet repair and sales - small shop	Yes	Yes	Yes	Yes
N	Florist shop	Yes	Yes	Yes	Yes
O	Food Trucks	Yes	Yes	Yes	Yes
P	Fountain equipment supply, restaurant supply	No	Yes	Yes	Yes
Q	Frozen food lockers	No	Yes	Yes	Yes
R	Frozen food locker incidental to a main grocery store or food business	No	Yes	Yes	Yes
S	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	Yes	Yes	Yes	Yes
T	Furniture sales, and/or repair	Yes	Yes	Yes	Yes
U	Gift shop; hobby or crafts shop	Yes	Yes	Yes	Yes
V	Greenhouse, nursery; plant materials; soil & lawn service	Yes	Yes	Yes	Yes
W	Grocery; meat sales	Yes	Yes	Yes	Yes
X	Gunsmith	Yes	Yes	Yes	Yes
Y	Hardware store, not including the sale of lumber	Yes	Yes	Yes	Yes
Z	Hardware store, including the sale of lumber providing all lumber storage is in completely enclosed in a building	No	Yes	Yes	Yes
1	Heating, ventilating, air conditioning; equipment (HVAC), sales/repair	No	Yes	Yes	Yes
2	Hospital supplies	No	Yes	Yes	Yes
3	Household cleaning/ repair, household equipment sales and repairs	Yes	Yes	Yes	Yes
4	Ice cream shop; ice sales, retail sales and rentals	Yes	Yes	Yes	Yes
5	Ice manufacture, storage, and wholesale sales	No	Yes	Yes	Yes
6	Ice vendor units and/or reach-in ice merchandise units, electric ice-maker; ice storage, not more than five (5) tons capacity	No	Yes	Yes	Yes
7	Insulation sales	No	Yes	Yes	Yes
8	Interior decorating store	Yes	Yes	Yes	Yes
9	Jewelry store	Yes	Yes	Yes	Yes
10	Kennel, conducted entirely within a soundproof and air conditioned building	No	Yes	Yes	Yes
11	Laundry, automatic self-help; laundry agency	Yes	Yes	Yes	Yes
12	Leather goods	Yes	Yes	Yes	Yes
13	Linen shop	Yes	Yes	Yes	Yes
14	Liquor and beer sales for on-premise consumption for restaurants, events	No	Yes	Yes	Yes
15	Liquor and beer sales for on-premise consumption, bars, night clubs, social clubs, taverns	No	No	No	No
16	Lithographing, including engraving, photo engraving	Yes	Yes	Yes	Yes
17	Lumber yard	No	No	Yes	Yes
18	Manufactured home sales and storage	No	No	Yes	Yes
19	Medical/dental clinic, laboratories, infirmary, immediate care facility	No	Yes	Yes	Yes
20	Military surplus store	No	Yes	Yes	Yes
21	Milk distributing station; sale of dairy products, excluding processing/bottling	Yes	Yes*	Yes	Yes
22	Mobile home sales and storage	No	No	Yes	Yes
23	Monument sales, retail	No	Yes	Yes	Yes
24	Mortuary, undertaking or funeral establishment	No	Yes	Yes	Yes
25	Motorboat sales	No	Yes	Yes	Yes
26	Music store	Yes	Yes	Yes	Yes
27	Neighborhood market	Yes	Yes	Yes	Yes
28	News stand; magazine shop; book store	Yes	Yes	Yes	Yes

	EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts	N o r t h h o b d	H i g h w a y	O n e r a l	I n d u s t r i a l
29	Novelty shop, variety store	Yes	Yes	Yes	Yes
30	Nurses' agency, hospice and care service, excluding in-patient care	Yes	Yes	Yes	Yes
31	Office, business or professional	Yes	Yes	Yes	Yes
32	Office, supply; office machines sales, repair	Yes	Yes	Yes	Yes
33	Optometrist; oculist	Yes	Yes	Yes	Yes
34	Ornamental iron, sales only	Yes	Yes	Yes	Yes
35	Package agency	No	No	Yes	Yes
36	Painter/paint store	Yes	Yes	Yes	Yes
37	Pest extermination and control office	No	No	Yes	Yes
38	Pet shop	Yes	Yes	Yes	Yes
39	Photographer or photography shop, sales and service	Yes	Yes	Yes	Yes
40	Plumbing supply shop	No	Yes	Yes	Yes
41	Popcorn and/or nut shop	Yes	Yes	Yes	Yes
42	Printing, including engraving, photo engraving	Yes	Yes	Yes	Yes
43	Printing and small paper reproduction service	Yes	Yes	Yes	Yes
44	Radio and television sales and repair	Yes	Yes	Yes	Yes
45	Reception center and/or wedding chapel	Yes	Yes	Yes	Yes
46	Roofing sales	No	No	Yes	Yes
47	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
48	Second-hand shop, antiques, conducted within a building or enclosure	Yes	Yes	Yes	Yes
49	Seed/feed store	No	Yes	Yes	Yes
50	Sewing machine shop	Yes	Yes	Yes	Yes
51	Sexually oriented businesses	No	No	No	Yes
52	Shoe shop; shoeshine; shoe repair	Yes	Yes	Yes	Yes
53	Sign painting shop	Yes	Yes	Yes	Yes
54	State liquor store	No	No	No	No
55	Stationary and greeting card sales	Yes	Yes	Yes	Yes
56	Tailor shop	Yes	Yes	Yes	Yes
57	Taxidermist	Yes	Yes*	Yes	Yes
58	Technical office for research and development, laboratory & research facility subject to the restrictions below: Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:	No	Yes	Yes	Yes
	1. Such manufacturing activity is related to research and development activities of the principal use.	No	No	Yes	Yes
	2. No manufacturing activity customarily occurs within 50 feet of a residence or residential district.	No	No	Yes	Yes
	3. All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.	No	No	Yes	Yes
	4. Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.	No	No	Yes	Yes
	5. Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of 60 percent of the gross floor area of a building or group of associated buildings owned by the same establishment.	No	No	Yes	Yes
59	Tire shop, sales and repair	No	No	Yes	Yes
60	Tobacco shop—Use may not be established within six-hundred feet (600'), measured from the parcel(s) perimeter(s), of any public or private schools, churches, libraries, public parks, or public recreational facilities.	No	No	Yes	Yes
61	Towel and linen supply service	No	No	Yes	Yes
62	Travel bureau	Yes	Yes	Yes	Yes
63	Upholstery shop	Yes	Yes	Yes	Yes
64	Variety store-retail only, notions	Yes	Yes	Yes	Yes
65	Vehicle, equipment, and property auction sales	No	No	No	Yes
66	Veterinary—providing operations are completely enclosed within an air-conditioned and soundproof building; In Neighborhood District only, no animals may be housed or treated outside of structure	Yes	Yes	Yes	Yes
67	Wallpaper store	Yes	Yes	Yes	Yes
	Table 1.4. Dwellings, living quarters and long or short-term structures.				

EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts		N o r i h o b d	H i g h w a y	G e n e r a l	I n d u s t r i a l
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
b	Assisted Living / Nursing Home	Yes	Yes	Yes	Yes
c	Construction equipment and supply trailer, temporary (with an active Building Permit)	Yes	Yes	Yes	Yes
d	Bed & Breakfast	Yes	Yes	Yes	Yes
e	Construction field office, temporary (with an active Building Permit)	Yes	Yes	Yes	Yes
f	Hotel, motel, inn	No	Yes	Yes	Yes
g	Recreational vehicle park	Yes	Yes	Yes	Yes
h	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
i	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	Yes	Yes	Yes	Yes
Table 1.5. Industrial uses - for large facility for mass production					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	No	Yes	Yes	Yes
b	Baking, ice cream making, and/or candy making (high volume, mass production)	No	No	Yes	Yes
c	Blacksmith shop	No	No	No	Yes
d	Boiler works	No	No	No	Yes
e	Bookbinding (large scale facility for mass production)	No	No	Yes	Yes
f	Bottling works	No	No	No	Yes
g	Breweries	No	No	No	Yes
h	Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials	No	No	No	Yes
i	Construction of building to be sold and moved off the premise	No	No	No	Yes
j	Dairy - large facility mass production	No	No	No	Yes
k	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used	No	No	No	Yes
l	Foundry, casting light-weight non-ferrous metal	No	No	No	Yes
m	Honey extraction	No	No	No	Yes
n	Knitting mill	No	No	No	Yes
o	Laboratories	No	No	No	Yes
p	Laundry	No	No	No	Yes
q	Machine shop	No	No	Yes	Yes
r	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	No	No	No	No
s	Mobile/industrial food preparation	No	No	No	Yes
t	Monument works	No	No	Yes	Yes
u	Motion picture studio	No	No	Yes	Yes
v	Planing mill	No	No	Yes	Yes
w	Power generation (electrical) for on-site use, non-manufacturing:	No	Yes	Yes	Yes
	1. solar	No	Yes	Yes	Yes
	2. wind under 5.9 kva	No	Yes	Yes	Yes
	3. auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	No	Yes	Yes	Yes
	4. steam, hydro, or reciprocating engine with more than 10.05 kva, but less than 150 kva output	No	No	Yes	Yes
	5. steam, hydro, or reciprocating engine with more than 150 kva	No	No	No	Yes
x	Publishing and contract printing	No	No	Yes	Yes
y	Rooftop mounted solar arrays, for their own facility use	No	Yes	Yes	Yes
z	Sandblasting	No	No	Yes	Yes
A	Saw mill	No	No	No	Yes
B	Solar energy systems - Manufacture of Solar systems.	No	No	No	Yes
C	Upholstering, including mattress manufacture rebuilding or renovating	No	No	No	Yes
D	Weaving	No	No	Yes	Yes
E	Welding shop	No	No	Yes	Yes
Table 1.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	No	Yes	Yes	Yes
b	Automobiles and their associated parts	No	No	No	Yes

	EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts	N o r i h o d	H i g h w a y	G e n e r a l	I n d r u i s a t i l
c	Bakery goods	No	No	Yes	Yes
d	Batteries	No	No	No	Yes
e	Billboards and commercial advertising structures	No	No	Yes	Yes
f	Blast furnace or foundry located at least 300 feet from any district boundary	No	No	No	Yes
g	Boats	No	No	No	Yes
h	Bone	No	No	No	Yes
i	Brass	No	No	No	Yes
j	Business machines	No	No	Yes	Yes
k	Cameras and photo equipment, film	No	No	Yes	Yes
l	Candles	No	No	Yes	Yes
m	Candy	No	No	Yes	Yes
n	Canvas, cloth, textiles, wool or yarn	No	No	Yes	Yes
o	Cast stone, cement, cinder, terra cotta; tile, brick, synthetic cast stone, pumice stone and gypsum products	No	No	No	Yes
p	Cellophane	No	No	No	Yes
q	Cereal	No	No	No	Yes
r	Cork	No	No	No	Yes
s	Cosmetics	No	No	No	Yes
t	Dairy products	No	No	Yes	Yes
u	Electric or neon signs	No	No	Yes	Yes
v	Electrical, electronic and communication instruments	No	No	No	Yes
w	Engineering, laboratory and scientific instruments, temperature controls	No	No	No	Yes
x	Feathers	No	No	No	Yes
y	Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)	No	No	Yes	Yes
z	Leather or hides	No	No	No	Yes
A	Meat products	No	No	Yes	Yes
B	Medical and dental instruments and supplies, optical instruments and lenses	No	No	No	Yes
C	Musical instruments	No	Yes*	Yes	Yes
D	Paint	No	No	No	Yes
E	Paper and paperboard products	No	No	No	Yes
F	Pharmaceuticals	No	No	No	Yes
G	Pipe for use in building construction or for sewer or drainage purposes (excluding rock or gravel crushing of raw materials except that which is incidental to the manufacture or fabrication of the above- described products) provided that such crushing facilities be located not closer than 200 feet to any property line	No	No	No	Yes
H	Plastics	No	No	No	Yes
I	Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	No	No	Yes	Yes
J	Rooftop mounted solar arrays, for their own facility use	No	Yes	Yes	Yes
K	Rubber and metal stamps	No	No	No	Yes
L	Rubber or gutta-percha	No	No	No	Yes
M	Sheet metal products, light, (including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awnings)	No	No	No	Yes
N	Sheet metal heavy	No	No	No	Yes
O	Shell	No	No	No	Yes
P	Straw	No	No	No	Yes
Q	Toiletries	No	No	No	Yes
R	Toys	No	No	Yes	Yes
S	Wood	No	No	Yes	Yes
Table 1.7. Public and quasi-public uses.					
#	Use	N	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
b	Cemeteries	Yes	Yes	Yes	Yes
c	Church, synagogue, temple, mosque or place of worship	Yes	Yes	Yes	Yes
d	Clinics	No	Yes	Yes	Yes
e	College or university not exempt by statute	No	Yes	Yes	Yes
f	Dams and reservoirs	No	Yes	Yes	Yes
g	Hospital, public or private	No	Yes	Yes	Yes
h	Library	Yes	Yes	Yes	Yes
i	Museum	Yes	Yes	Yes	Yes

EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts		N o r t h o b d	H i g h w a y	G e n e r a l	I n d u s t r i a l
j	Noncommercial research facility	No	Yes	Yes	Yes
k	Parks, mini-golf, swimming pools and other recreation areas	Yes	Yes	Yes	Yes
l	Private road	Yes	Yes	Yes	Yes
m	Private/Charter schools	Yes*	Yes	Yes	Yes
n	Public buildings	Yes	Yes	Yes	Yes
o	Radio/television transmitting towers	No	No	Yes	Yes
p	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
q	Vocational or other schools not exempted by statute	Yes*	Yes	Yes	Yes
Table 1.8. Recreation, camping and amusement.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
b	Archery shop/range, if conducted in enclosed building	Yes	Yes	Yes	Yes
c	Amphitheatre	Yes	Yes	Yes	Yes
d	Athletic club; health club; athletic goods store; gymnasium	Yes	Yes	Yes	Yes
e	Bicycle shop and bicycle repair	Yes	Yes	Yes	Yes
f	Billiards or pool hall; commercial skating rink	Yes	Yes	Yes	Yes
g	Bowling alley	Yes	Yes	Yes	Yes
h	Boxing arena	Yes	Yes	Yes	Yes
i	Campground	Yes	Yes	Yes	Yes
j	Dance hall; dancing	Yes	Yes	Yes	Yes
k	Golf course; commercial miniature golf course;	Yes	Yes	Yes	Yes
l	Night club/social club	No	No	Yes	Yes
m	Recreational center, facilities or area that is private and/or commercial	Yes	Yes	Yes	Yes
n	Rooftop mounted solar arrays, for their own facility use	Yes	Yes	Yes	Yes
o	Swimming pool, commercial	Yes	Yes	Yes	Yes
p	Theater, indoor	Yes	Yes	Yes	Yes
q	Theater, outdoor Drive-in Movie, providing:	No	No	Yes	Yes
	1. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides;	No	No	Yes	Yes
	2. Driveways and parking areas shall be provided with properly maintained dustless surfaces;	No	No	Yes	Yes
	3. Automobile off-street storage areas for automobiles awaiting entrance to theater shall have a capacity of at least fifteen percent of the number of auto parking spaces provided inside the theater;	No	No	Yes	Yes
	4. Maximum area for single screen theater shall be ten acres, and the maximum area for a two screen theater shall be twelve acres.	No	No	Yes	Yes
Table 1.9. Storage, shipping, transporting and warehousing.					
#	Use	N*	H	G	IND
a	Accessory buildings and uses customarily incidental to permitted uses	No	Yes	Yes	Yes
b	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	No	No	No	Yes
c	Coal, fuel and wood yards	No	No	No	Yes
d	Contractors' equipment storage yard	No	No	No	Yes
e	Distribution center, parcel delivery center, delivery warehouse	No	No	No	Yes
f	Drive-it-yourself agency, car, equipment rental	No	No	Yes	Yes
g	Express office	No	No	Yes	Yes
h	Freight or trucking yard or terminal	No	No	Yes	Yes
i	Garage, public - such as airport parking, or specific to storage of vehicles	No	No	No	Yes
j	Impound lot with the following minimum conditions:	No	No	No	Yes
	1. A fence shall be constructed using non-view obscuring materials except if any side abuts a residential or rural- residential zoning district then a block wall is required;	No	No	No	Yes
	2. Minimum height of the fence shall be eight feet with a maximum height of 12 feet;	No	No	No	Yes
	3. All vehicles stored in impound lots shall be maintained on hard surfaces that are dustless and permanent; and	No	No	No	Yes
	4. Temporary storage of a vehicle shall be 6-months or less, except for the temporary storage of a vehicle being held by a law enforcement agency or the State Tax Commission.	No	No	No	Yes
k	Junk yard with the following minimum conditions:	No	No	No	Yes
	1. Every junkyard shall be enclosed by a continuous wall on the street sides that block the view from the street and a view obscuring fence on all other sides thereof;	No	No	No	Yes
	2. Minimum height of the wall eight feet with maximum height of 12 feet;	No	No	No	Yes

EXHIBIT A Allowed and Prohibited Uses for Commercial and Industrial Zoning Districts		N o e r i h g o h o b d	n i g h w a y	g e n e r a l	I n d r u i s a t l
	3. No scrap or junk automobiles or other scrap or junk materials shall be stacked, stored, or piled to a height greater than the height of the wall enclosing the junkyard;	No	No	No	Yes
	4. Any openings in a fence or wall shall be fitted with a view-obscuring gate or door equipped with at least a key lock, or a combination padlock, or sliding bar, accessible only from inside the enclosure, located so as to lock the gate or door completely when not in use;	No	No	No	Yes
	5. No exterior display or storage of material or salvage parts or wrecked vehicles;	No	No	No	Yes
	6. There shall be no storage of tires except for tires that are on cars;	No	No	No	Yes
	7. No junkyard shall be used as a dumping area for refuse or as a place for the burning or disposal of trash;	No	No	No	Yes
	8. No hazardous wastes shall be stored within any junkyard;	No	No	No	Yes
	9. Any oil, grease, or gasoline, must follow EPA, state, federal guidelines for storage.	No	No	No	Yes
	10. All fuels and other liquids shall be drained from any vehicle prior to storage or disposal;	No	No	No	Yes
	11. There shall be at least two off-street loading areas of no less than 14 feet x 40 feet located within the walls; and	No	No	No	Yes
	12. A fire access with compacted gravel surface shall be around the entire perimeter within the fenced area of the junkyard with a clearance of at least 20'.	No	No	No	Yes
I m	Rooftop mounted solar arrays, for their own facility use	No	Yes	Yes	Yes
	Storage units, self-service storage	No	No	Yes	Yes
	1. Without outside storage	No	No	Yes	Yes
	2. With off-premises outside self-service storage	No	No	Yes	Yes
	3. Dwelling unit for on-site manager with stipulations.	No	No	Yes	Yes
	a. The manager/caretaker must reside	No	No	Yes	Yes
	in the residence.	No	No	Yes	Yes
	b. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood.	No	No	Yes	Yes
	c. The establishment shall conform to all applicable fire, building, and health codes.	No	No	Yes	Yes
	d. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.	No	No	Yes	Yes
	e. The housing unit shall have the same address as the main structure.	No	No	Yes	Yes
	f. The housing unit shall not be sold separately.	No	No	Yes	Yes
	g. The maximum height restriction shall not exceed thirty-five (40)ft	No	No	Yes	Yes
	h. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements.	No	No	Yes	Yes
	i. No entrance/exit can lead directly into the manager/caretaker dwelling unit.	No	No	Yes	Yes
n	Terminal, parking and maintenance facilities	No	No	No	Yes
o	Transfer company	No	No	No	Yes
p	Warehouse	No	No	No	Yes
Table 1.10. Utilities and utility services.					
	Use	N	H	G	IND
A	Accessory buildings and uses customarily incidental to permitted uses	Yes	Yes	Yes	Yes
B	Essential service facilities	Yes	Yes	Yes	Yes

* Permitted uses marked with asterisk are permitted as small-scale establishments as defined by Lake Point ordinances