

CHAPTER 16

COMMERCIAL AND INDUSTRIAL DISTRICTS

(Amended 6/97, 4/02, 10/03, 04/07, 09/10, 11/10, 9/11, 2/11)

16.1 NEIGHBORHOOD COMMERCIAL DISTRICT (C-N).

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard 15 feet.

Interior Side Yard.....None.

If an Interior Side Yard is provided it shall not be less than..... 4 feet.

Rear Yard 10 feet.

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....35 feet

16.2 COMMERCIAL SHOPPING DISTRICT (C-S).

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size:60,000 Sq. ft.

Minimum Width at Front or Rear Setback 150 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet.

Interior Side Yard 15 feet.

Rear Yard.....30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions

16.3 GENERAL COMMERCIAL DISTRICT (C-G).

(1) The purpose of the C-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size: 10,000 Sq ft
Minimum Width at Front or Rear Setback..... 60 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... 10 feet.
Interior Side YardNone.
If an Interior Side Yard is provided it shall not be less than ... 4 feet.
Rear Yard..... 10 feet
Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

16.4 CENTRAL DEVELOPMENT DISTRICT (C-D). (Amended '97)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R-M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended '97) Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front or Rear Setbackby approval

Minimum Yard Setback Requirements:

- Front Yard and Corner Side Yard..... by approval
- Interior Side Yard..... by approval
- Rear Yard by approval
- Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height by approval

16.5 LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT (M-D).

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size: 20,000 Sq ft

Minimum Width at Front or Rear Setback.....80 feet.

Minimum Yard Setback Requirements:

- Front Yard and Corner Side Yard..... 25 feet.
- Interior Side Yard 10 feet.
- Rear Yard25 feet
- Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

16.6 GENERAL MANUFACTURING DISTRICT (M-G).

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size:20,000 Sq ft

Minimum Width at Front or Rear Setback..... 80 feet.

Minimum Yard Setback Requirements:

- Front Yard and Corner Side Yard..... 35 feet.
- Interior Side Yard..... 20 feet.
- Rear Yard35 feet
- Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height 80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

16.7 MINING, QUARRY, SAND, AND GRAVEL EXCAVATION ZONE (MG-EX)

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:	20,000 Sq ft
Minimum Width at Front or Rear Setback	80 feet
Minimum Yard Setback Requirements:	
Front Yard and Corner Side Yard	35 feet
Interior Side Yard	20 feet
Rear Yard	35 feet
Maximum Building Height	80 feet

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

16.7.1 Conditional Uses.

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

- (1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.
- (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be

allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.3 Application.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of vie feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical revegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be

stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

- (1) Slope factors;
- (2) Lift heights;
- (3) Terracing; and
- (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(v) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

(vi) the extent of the land previously disturbed as well as the proposed extent of land disturbance;

(vii) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;

(viii) appropriation and use of necessary water rights;

(ix) onsite control of surface and storm water drainage;

(x) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:

- (A) Tooele County Health Department;
- (B) OSHA, State of Utah OGM, and MSHA
- (c) Soil Conservation District
- (D) UDOT
- (E) the State archeologist and paleontologist.

(xiii) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;

(xiv) UDOT permit if accessing a state highway;

(xv) methods of fugitive dust suppression for processing and site operations.

(2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

16.7.4 Minimum Requirements.

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the

- release in writing.
- (5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.
 - (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
 - (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
 - (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
 - (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
 - (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
 - (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
 - (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
 - (13) Sufficient restroom facilities shall be provided at each location for employee use; and
 - (14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.8 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 16.1 USE REGULATIONS.

Amended 4/02, 10/02, 4/05, 09/10, 1/10, 9/11, 2/11

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>COMMERCIAL</u>							
Cabinet and Woodworking Mills.	-	-	C	C	P	P	-
Bakery, Commercial.	-	-	P	C	P	P	-
Bakery, Retail.	C	P	P	C	-	-	-
Blacksmith Shop.	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning.	-	-	P	C	P	P	-
Convenience store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repair)	-	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory; Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory; Testing	-	C	P	C	P	P	-
Mini-Warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area.	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-
Tobacco Specialty Store: this use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church, (b) any other Tobacco Specialty Store, or (c) any residential use or residential zoning boundary, including mixed use zones. Distances shall be measured in a straight line, without regard to intervening structures or zoning district, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store.	-	C	C	C	P	P	-
<u>MANUFACTURING</u>							
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	-	-	-	-	P	-
Explosive Manufacturing and Storage	-	-	-	-	-	C	-
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-
Industrial Assembly	-	-	-	C	P	P	-
Light Manufacturing	-	-	-	C	P	P	-
Moving and Storage	-	-	-	C	P	P	-
Paint Manufacturing	-	-	-	-	-	P	-
Publishing Company	-	-	-	C	P	P	-
Railcar fabrication, repair and cleaning	-	-	-	-	-	C	C
Recycling Collection Station	-	-	-	C	P	P	-
Recycling Processing Center	-	-	-	C	C	P	-
Rock, Sand and Gravel Storage and Distribution	-	-	-	-	-	C	C

USE	C-N	C-S	C-G	C-D	M-D	P	MD-EX
Truck Freight Terminal	-	-	-	C	P	P	-
Sign Painting/Fabrication	-	-	-	C	P	P	-
Warehousing	-	-	-	C	P		-
OFFICE AND RELATED USES							
Financial Institution, without drive through Facilities	C	P	P	C	P	P	-
Financial Institution, with drive through facilities	-	P	P	C	P	P	-
Offices	C	P	P	C	P	P	-
Veterinary Offices, operating entirely within an enclosed building and keeping animals overnight only for treatment	-	-	P	C	P	-	-
<u>RETAIL SALES & SERVICES</u>							
Auction Sales	-	P	P	C	-	-	-
Automobile Repair	-	P	P	C	P	-	-
Automobile Sales/Rental and Service	-	P	P	C	-	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	-	-	-
Car Wash as accessory use to gas station or convenience store that sells gas	-	P	P	C	P	-	-
Convenience retail store	C	P	P	C	P	P	-
Department Stores	-	P	P	C	-	-	-
Equipment Rental, indoor and outdoor	-	P	P	C	P	-	-
Furniture Repair Shop	-	P	P	C	P	P	-
Health and Fitness Facility	-	P	P	C	-	-	-
Large Truck Rental	-	-	P	C	P	P	-
Liquor Store	-	C	C	C	-	-	-
Manufactured Home Sales, Service and Storage	-	-	P	C	P	-	-
Pawnshop	-	-	P	C	P	-	-
Restaurants, with drive though facilities	-	P	P	C	P	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Restaurants, without drive through facilities	C	P	P	C	P	P	-
Retail Goods Establishments	C	P	P	C	-	-	-
Retail Services Establishments	C	P	P	C	P	P	-
Upholstery Shop	-	P	P	C	P	-	-
<u>RECREATIONAL, CULTURAL & ENTERTAINMENT</u>							
Amusement Park	-	P	P	C	-	-	-
Art Gallery	C	P	P	C	-	-	-
Art Studio	C	P	P	C	-	-	-
Commercial Indoor Recreation	-	P	P	C	P	-	-
Commercial Outdoor Recreation	-	P	P	C	P	-	-
Commercial Video Arcade	-	C	C	C	-	-	-
Dance Studio	C	P	P	C	-	-	-
Live Performance Theaters	-	P	P	C	-	-	-
Miniature Golf	-	P	P	C	P	-	-
Movie Theaters	-	P	P	C	-	-	-
Private Club	-	C	C	C	P	-	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-	-
Tavern/Lounge/Brew Pub; 5,000 square feet or less in floor area	-	C	P	C	-	-	-
Tavern/Lounge/Brew Pub; more than 5,000 square feet in floor area	-	C	C	C	-	-	-
<u>RESIDENTIAL</u>							
Dwelling Unit, (single family)	C	C	C	C	C	C	-
Multi-Family Dwellings of a density not greater than 30 dwelling units per acre	-	-	-	C	-	-	-
Living Quarters for Caretaker or Security Guard (Amended 10/03)	C	C	C	C	C	C	-
Conditional and permitted uses in the RM-7 zoning district	-	-	-	C	-	-	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
<u>INSTITUTIONAL</u>							
Adult Day Care Center	C	P	P	C	P	P	-
Child Day Care Center or Pre-School (a commercial operation) Amended 9/2011	C	P	P	C	P	P	-
Government Facilities	C	P	P	C	P	P	-
Hospital	-	-	P	C	-	-	-
Medical or Dental Clinic	C	P	P	C	P	P	-
Museum	-	P	P	C	-	-	-
Music Conservatory	-	P	P	C	-	-	-
Schools, Professional and Vocational	C	P	P	C	P	P	-
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C	-
<u>MISCELLANEOUS</u>							
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P	-
Animal Pound (Amended 10/02)	-	-	-	-	-	P	-
Kennel (Amended 10/02)	C	C	-	C	C	C	-
Auditorium	-	P	P	C	-	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P	-
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P	-
Boiler works	-	-	-	-	-	P	-
Bus Line Terminals	-	-	P	C	P	P	-
Bus Line Yards and Repair Facilities	-	-	-	C	-	P	-
Commercial Parking Garage or Lot	-	P	P	C	P	P	-
Personal Wireless Telecommunication Facilities (Amendment 4/02)	-	C	C	C	-	-	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Communication Towers	-	P	P	C	P	P	-
Communication Towers, exceeding the maximum building height, but not higher than 80 feet.	-	-	C	C	C	C	-
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P	-
Crop Production	-	-	P	C	P	P	-
Display Room; Wholesale	-	-	-	C	P	P	-
Farmer's Market	-	P	P	C	P	-	-
Flea Market (indoor)	-	P	P	C	P	-	-
Flea Market (outdoor)	-	P	P	C	P	-	-
Funeral Home	-	P	P	C	-	-	-
Hotel or Motel	-	P	P	C	-	-	-
Limousine Service	-	C	P	C	P	P	-
Outdoor Sales and Display	-	P	P	C	P	-	-
Commercial Storage Units	-	C	C	C	C	C	-
Outdoor Storage	-	-	P	C	P	P	-
Poultry Farm or Processing Plant	-	-	-	-	-	P	-
Planned unit developments	C	C	C	C	C	C	-
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	C	P	P	C	P	P	-
Public/Private Utility Buildings and Structures	C	C	P	C	P	P	-
Radio, Television Station	-	C	P	C	P	P	-
Sewage Treatment Plant	-	-	-	C	C	C	-
Golf Course	-	C	C	C	C	C	-
Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Vehicle Auction Use	-	-	P	C	P	P	-
Governmental Uses and Facilities	C	C	C	C	C	C	-
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C	-
MINING AND EXCAVATION							
Accessory uses and buildings customarily incidental to conditional uses	-	-	-	-	-	-	CA
Agriculture, grazing of animals, raising of crops	-	-	-	-	-	-	P
Automobile and truck service station	-	-	-	-	-	-	C
Cast stone, cement, cinder, terra cotta, tile brick, synthetic cast stone, block, pumice stone, and gypsum products	-	-	-	-	-	-	C
Coffee Shop	-	-	-	-	-	-	CA
Construction equipment and supply trailer, temporary	-	-	-	-	-	-	CA
Construction field office, temporary	-	-	-	-	-	-	CA
Convenience store with gasoline sales	-	-	-	-	-	-	C
Gravel and sand excavation:							
1. Commercial operations	-	-	-	-	-	-	C
2. Temporary project specific operations	-	-	-	-	-	-	CA
Machine Shop	-	-	-	-	-	-	C
Mines	-	-	-	-	-	-	C
Quarries	-	-	-	-	-	-	C

Parking lot incidental to a use conducted on the premises	—	—	—	—	—	—	CA
Parking lot not incidental to a use conducted on the premises	—	—	—	—	—	—	CA
Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	—	—	—	—	—	—	CA
Power generation (electrical) for on-site use							
1. Solar	—	—	—	—	—	—	P
2. Wind under 5.9 kva	—	—	—	—	—	—	P
3. Auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	—	—	—	—	—	—	P
4. Fuel cells, steam, hydro, or reciprocating engine with more than 10.5 kve, but less than 150 kva output	—	—	—	—	—	—	CA
5. Steam, hydro, or reciprocating engine with more than 150 kva, but less than 150 kva output	—	—	—	—	—	—	CA
Rock crusher / concrete batch plant	—	—	—	—	—	—	C
Truck and freighting operation	—	—	—	—	—	—	C
Truck and heavy equipment service station and repair facility	—	—	—	—	—	—	C
Truck wash	—	—	—	—	—	—	CA